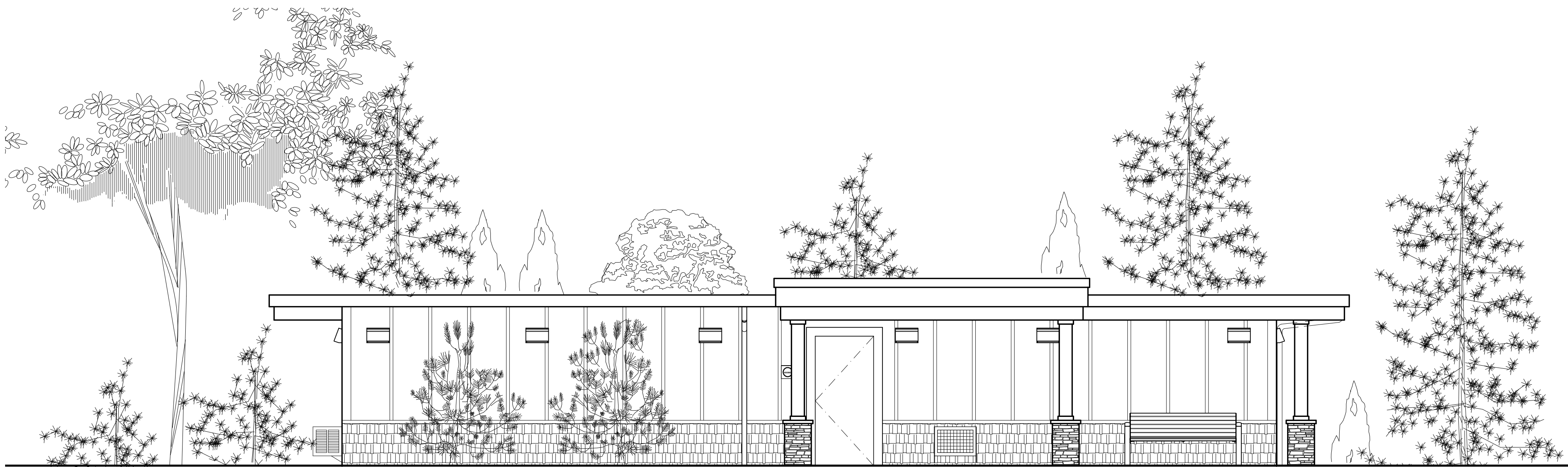


GREEN GROTTO

ISSAQUAH, WA



1 GREEN GROTTO
N.T.S.

ABBREVIATIONS

AB	ANCHOR BOLT	FOIG	FURNISHED BY OWNER AND
ACOUS	ACOUSTICAL	FTS	INSTALLED BY CONTRACTOR
ACT	ACOUSTICAL TILE	GALV	GALVANIZED
ADJ	ADJUSTABLE / ADJACENT	GL	GLASS
AFF	ABOVE FINISHED FLOOR	GLU-LAM	GLUE LAMINATED TIMBER
ALT	ALTERNATE	GMB	GYP SUM WALLBOARD
ALUM	ALUMINUM	HB	HOSE BIBB
APPROX	APPROXIMATE	HDR	HEADER
ARCH	ARCHITECT	HDM	HARD WOOD
AUTO	AUTOMATIC	HM	HOLLOW METAL
BLKG	BLOCKING	HVAC	HEATING / VENT. / AIR CONDITION
BOT	BOTTOM	HW	HOT WATER
BRG	BEARING	INT	INTERIOR
BU	BUILT UP	JAN	JANITOR
CL	CONTROL JOINT	LAV	LAVATORY
CL	CENTER LINE	LTG	LIGHTING
CLG	CEILING	MAX	MAXIMUM
CLR	CLEAR	MECH	MECHANICAL
CMU	CONCRETE MASONRY UNIT	MFGR	MANUFACTURER
CO	CLEAN OUT	MIN	MINIMUM
COL	COLUMN	MISC	MISCELLANEOUS
CONC	CONCRETE	MTL	METAL
CPT	CARPET	N.I.C.	NOT IN CONTRACT
DBL	DOUBLE	NTS	NOT TO SCALE
DF	DRINKING FOUNTAIN	OA	OVER ALL
DIA	DIAMETER	O.C.	ON CENTER
DIAG	DIAGONAL	FLAM	FLASTIC LAMINATE
DM	DIMENSION	FLYMD	PLYWOOD
DISP	DISPENSER	FR	PAIR
DN	DOWN	PT	PRESSURE TREATED
DS	DOWNSPOUT	R&S	ROD AND SHELF
DWG	DRAWING	RS	RUBBER BASE
EA	EACH	ROOF DRAIN	ROOF DRAIN
ELEC	ELECTRIC	REFER	REFRIGERATOR
EQ	EQUAL / EQUIP / EQUIPMENT	REINF	REINFORCED
EX	EXISTING	REQ'D	REQUIRED
EXT	EXTERIOR	RO	ROUGH OPENING
FD	FLOOR DRAIN	SECT	SECTION
FE	FIRE EXTINGUISHER	SGL	SAFETY GLASS
FEIG	FIRE EXTINGUISHER 4 CABINET	SHTG	SHEATHING
DISP	DISPENSER / DISPOSAL	SIM	SIMILAR
FF	FINISHED FLOOR	SV	SHEET VINYL
FN	FINISH	T&G	TONGUE AND GROOVE
FLR	FLOOR	TYP	TYPICAL
FLOUR	FLOURESCENT	WB	WOOD BASE
FND	FOUNDATION	WC	WATER CLOSET
FOC	FACE OF CONCRETE	WD	WOOD

SYMBOLS

	BUILDING SECTION
	CEILING TYPES
	NORTH ARROW
	ROOM NAME AND NUMBER
	DOOR TAGS
	WINDOW TAGS
	WALL TYPES
	WALL SECTIONS
	DETAIL KEY
	ACCESSIBLE TURNING CIRCLE
	FIRE EXTINGUISHER, SEE GENERAL NOTE #16 SHEET A1.0
	FRAMED WALLS
	CONCRETE WALLS

PROJECT TEAM

OWNER:
GREEN GROTTO, LLC
18124 12TH AVE NW
SHORELINE, WA 98111
PH: 206-335-5551
CONTACT: CLIFFORD GEHRETT

ARCHITECT:
MBA ARCHITECTS
806 NORTH 2ND STREET
TACOMA, WA 98403
PH: 253-152-4409
CONTACT: MIKE BENJAMIN

CIVIL ENGINEER:
BETTS & HILL ENGINEERS, INC.
4815 CENTER STREET
TACOMA, WA 98409
PH: 253-474-4449
CONTACT: DAVID FILMORE

LANDSCAPE ARCHITECT:
BENNIS DESIGN
2105 36TH AVE SE
PUYALLUP, WA 98374
PH: 253-350-5544
CONTACT: CHRIS BENNIS

PROJECT DATA

ADDRESS: 22106 SE 51ST PLACE

TAX PARCEL: 2124069062

LEGAL DESCRIPTION: LOT "B" CITY OF ISSAQUAH SHORT PLAT NO FLN04-00098 RECORDING NO 20050628900004 (BEING A PORTION OF NW QTR NE QTR STR 21-24-06); EXC PORTION DAF: BEGINNING AT NW CORNER OF SAID LOT "B" TH 554-94-24E ALONG W LINE THEREOF 20.15 FT TH 541-07-19E ALONG W LINE THEREOF 28.59 FT TH N45-52-21E 45.5 FT TO POINT ON N LINE OF SAID LOT "B" THAT IS 64.51 FT ELY OF POB TH N81-17-31W ALONG SAID N LINE 64.51 FT TO POB (AKA NEA LOT "B" CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO LLA15-00006 RECORDING NO 20160128400002)

SITE AREA: 62,011 SF

BUILDING AREA (EXISTING) TOTALS:

BASEMENT FLOOR:	1,150 SF
FIRST FLOOR:	1,150 SF
BUILDING TOTAL:	2,316 SF

COVERED PORCH: 190 SF

ZONING: MU - MIXED USE

CONSTRUCTION TYPE: VB (EXISTING)

OCCUPANCY TYPE: R-3 (EXISTING)

DRAWING INDEX

T1.0	COVER SHEET, PROJECT DATA
1 OF 2	TOPOGRAPHIC SURVEY
2 OF 2	TOPOGRAPHIC SURVEY
C1.0	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C2.0	SITE SURFACING AND DRAINAGE PLAN
C3.0	SITE DETAILS
A1.0	ARCHITECTURAL SITE PLAN AND ENLARGED PARTIAL SITE PLAN
A1.1	EXISTING BASEMENT AND MAIN FLOOR PLANS
A1.2	EXTERIOR ELEVATIONS

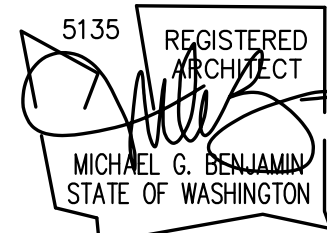
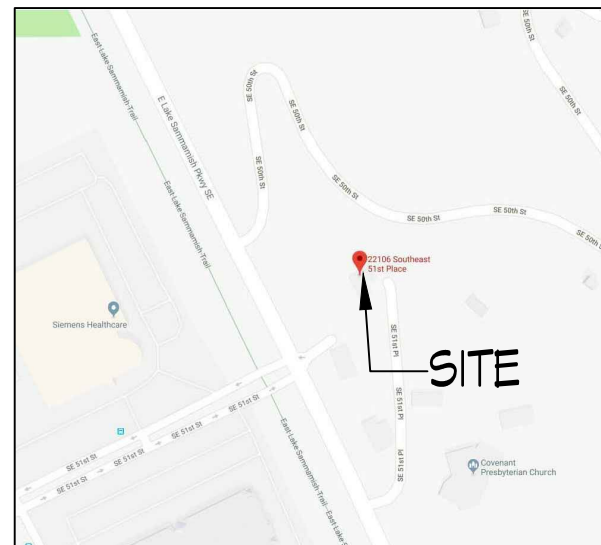
APPLICABLE CODES

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 UNIFORM PLUMBING CODE
2012 WASHINGTON STATE ENERGY CODE
2009 IGC A1111.1 - 2009
2015 WASHINGTON STATE AMENDMENTS

GENERAL NOTES

CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS REPRESENTED WITHIN THESE DRAWINGS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUING WORK THAT MAY BE AFFECTED BY SUCH DISCREPANCY. CONTRACTOR WILL BE RESPONSIBLE FOR ANY WORK DONE AFTER DISCOVERY OF ERROR(S) / OMISSIONS NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.

VICINITY MAP



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THE GREEN GROTTO
ASDP17-00005
22106 SE 51ST PLACE
ISSAQUAH, WA 98029

PERMIT SET

CONTENTS

COVER SHEET, CODE DATA
PROJECT TEAM, VICINITY MAP

REVISIONS

NO.	DATE	ITEM
1	05 JUN 10	DEPT. COMMENTS
2	20 JUN 10	DEPT. COMMENTS

PROJECT NO: 10-001
DATE: 20 JUN 10
DRAWN BY: LPA

SHEET NO:

T1.0

TOPOGRAPHIC SURVEY

NE 1/4 SEC. 21
TOWNSHIP 24 NORTH, RANGE 6 EAST W.M.
KING COUNTY, WASHINGTON

LEGAL DESCRIPTION:

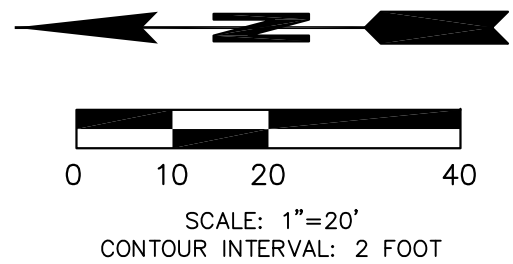
PER CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. LLA15-00006,
KING COUNTY RECORDING NO. 20160725900002

LOT B, CITY OF ISSAQUAH SHORT PLAT NUMBER PLN04-00098, RECORDING NUMBER 200506289000004, IN KING COUNTY,
WASHINGTON, EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT B;
THENCE SOUTH 54°34'24" EAST ALONG THE WEST LINE THEREOF 20.15 FEET;
THENCE SOUTH 41°07'18" EAST ALONG THE WEST LINE THEREOF 28.58 FEET;
THENCE NORTH 48°52'21" EAST 45.50 FEET TO A POINT ON THE NORTH LINE OF SAID LOT B THAT IS 69.57 FEET
EASTERLY OF THE POINT OF THE BEGINNING;
THENCE NORTH 87°17'31" WEST ALONG SAID NORTH LINE 69.57 FEET TO THE POINT OF BEGINNING.

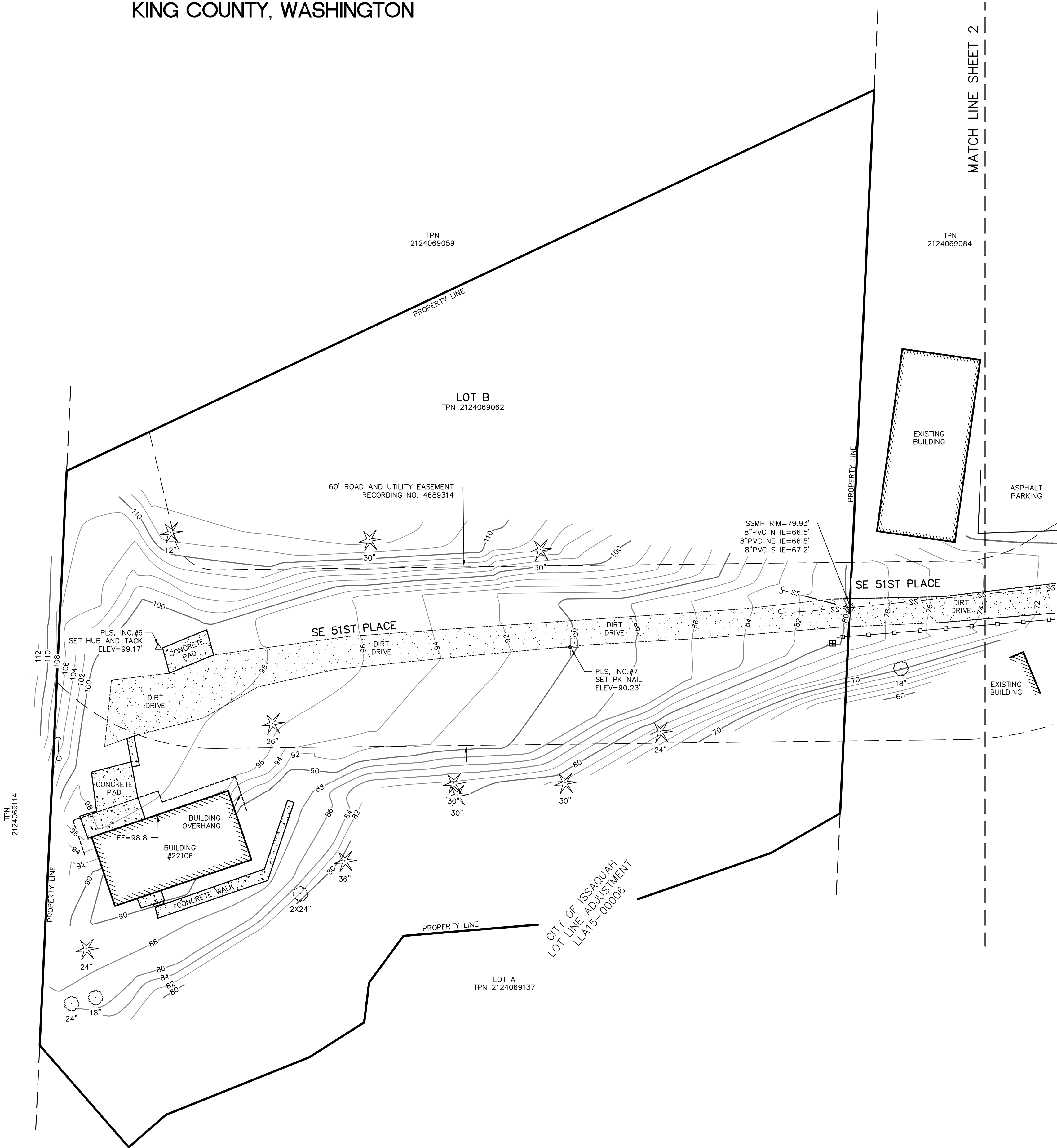
NOTES AND COMMENTS:

- PURPOSE OF SURVEY:** THE PURPOSE OF THIS SURVEY WAS TO DEVELOP A 2-FOOT CONTOUR INTERVAL TOPOGRAPHIC MAP OF THE SUBJECT PROPERTY FOR USE AS A PLANNING AND DESIGN BASE BY OTHERS.
- HORIZONTAL DATUM:** THE OVERALL HORIZONTAL DATUM FOR THIS PROJECT IS NAD 83/2011, WASHINGTON COORDINATE SYSTEM, NORTH ZONE, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.
- VERTICAL DATUM:** THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 88, BASED ON GPS MEASUREMENTS USING THE WASHINGTON STATE REFERENCE NETWORK.
- FIELD SURVEY METHODOLOGY:** FIELD MEASUREMENTS FOR THIS SURVEY WERE PERFORMED USING A 5-SECOND OR BETTER ELECTRONIC TOTAL STATION.
- INSTRUMENT CALIBRATION:** ALL MEASURING INSTRUMENTS EMPLOYED IN THIS SURVEY HAVE BEEN MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- THIS MAP GRAPHICALLY REPRESENTS** CONDITIONS AND FEATURES EXISTING AT THE TIME OF THIS SURVEY ONLY, WHICH WAS PERFORMED DURING APRIL, 2017 AND FEBRUARY 2018.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE** OF THE CLIENT NAMED HEREON. ITS' USE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS WITHOUT THE EXPRESS RECERTIFICATION BY THIS SURVEYOR NAMING SUCH PARTY.
- FOR YOUR INFORMATION:** 0.0833 FEET = 1 INCH ON THE GROUND
- KING COUNTY TAX PARCEL NUMBER:** 2124069062
- PARCEL AREA:** 62,018 ± SQ. FT. (1.42 ACRES)
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM THE FIELD SURVEYED LOCATION OF VISIBLE SURFACE UTILITY STRUCTURES SUCH AS MANHOLE LIDS, GRATES, GAS AND WATER VALVE LIDS, ETC. WE MAKE NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, NOR THAT THEY ARE IN THE EXACT LOCATION SHOWN.
- UTILITY INVERT ELEVATIONS AND PIPE / FLOW LINE DIAMETERS SHOWN HEREON ARE BASED ON OBSERVATIONS FROM THE TOP OF THE UTILITY STRUCTURE AND ARE APPROXIMATE ONLY. FOR SAFETY REASONS NO PHYSICAL ENTRY INTO THE UTILITY STRUCTURE WAS PERFORMED DURING THE COURSE OF THIS SURVEY.
- THE PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE FOR GENERAL REFERENCE ONLY. THEY HAVE BEEN CALCULATED BASED OFF OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. LLA15-00006, KING COUNTY RECORDING NO. 20160725900002 AND ARE NOT THE RESULT OF AN INDEPENDENT BOUNDARY DETERMINATION BY PLS, INC.
- WE HAVE USED GRAPHIC SYMBOLS TO REPRESENT SOME FEATURES ON THIS MAP, SUCH AS UTILITIES, TREES AND FENCES. THE DEFAULT SIZE OF THOSE SYMBOLS MAY NOT REFLECT THE TRUE SIZE OF THE FEATURE THAT WAS MAPPED.



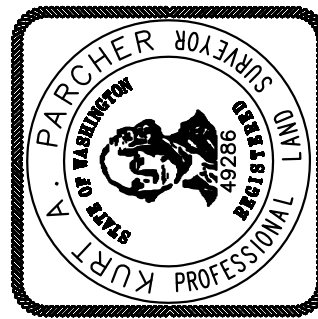
LEGEND:

TPN	TAX PARCEL NUMBER
⊙	FOUND MONUMENT IN CASE
+	SET PK NAIL
★	TREE (CONIFEROUS) WITH TRUNK DIAMETER NOTED
⊙	TREE (DECIDUOUS) WITH TRUNK DIAMETER NOTED
□	WOOD FENCE
—○—	CHAIN LINK FENCE
Ⓜ	MAILBOX
Ⓜ	WOOD SIGN
*	YARD LIGHT
⌒	GUY ANCHOR
○	UTILITY POLE
TRANS	TRANSFORMER
Ⓜ	UTILITY BOX
Ⓜ	STREET LIGHT HAND HOLE
Ⓜ	TELEPHONE RISER
Ⓜ	GAS VALVE
Ⓜ	FIRE HYDRANT
Ⓜ	IRRIGATION CONTROL VALVE
Ⓜ	WATER METER
Ⓜ	WATER VALVE
CONCRETE	CONCRETE SURFACE
DIRT	DIRT SURFACE
SS	SANITARY SEWER CONNECTION
SSCO	SANITARY SEWER CLEAN OUT
Ⓜ	SANITARY SEWER MANHOLE (SSMH)
Ⓜ	CATCH BASIN (CB)
IE	INVERT ELEVATION
PVC	PLASTIC PIPE



PLS, Inc.
Professional Land Surveyors
1505 NW Gilman Boulevard #15
Issaquah, Washington 98027
(425) 313-9378 (fax) 313-9379

GREEN GROTTO, LLC
19124 12TH AVENUE NW
SHORELINE, WA 98177



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3/2/18	ADDITIONAL TOPOGRAPHIC MAPPING	BPM

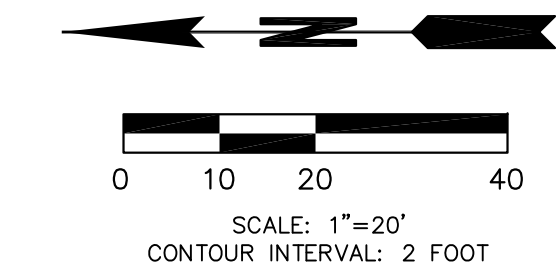
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TOPOGRAPHIC
SURVEY

CLIENT:
GREEN GROTTO, LLC

DRAWN BY: BPM	CHECKED BY: KAP
SCALE: 1"= 20'	DATE: APR 27, 2017
JOB NO: 17055	
DRAWING NAME: 17055 TOPO.DWG	
SHEET 1 of 2	

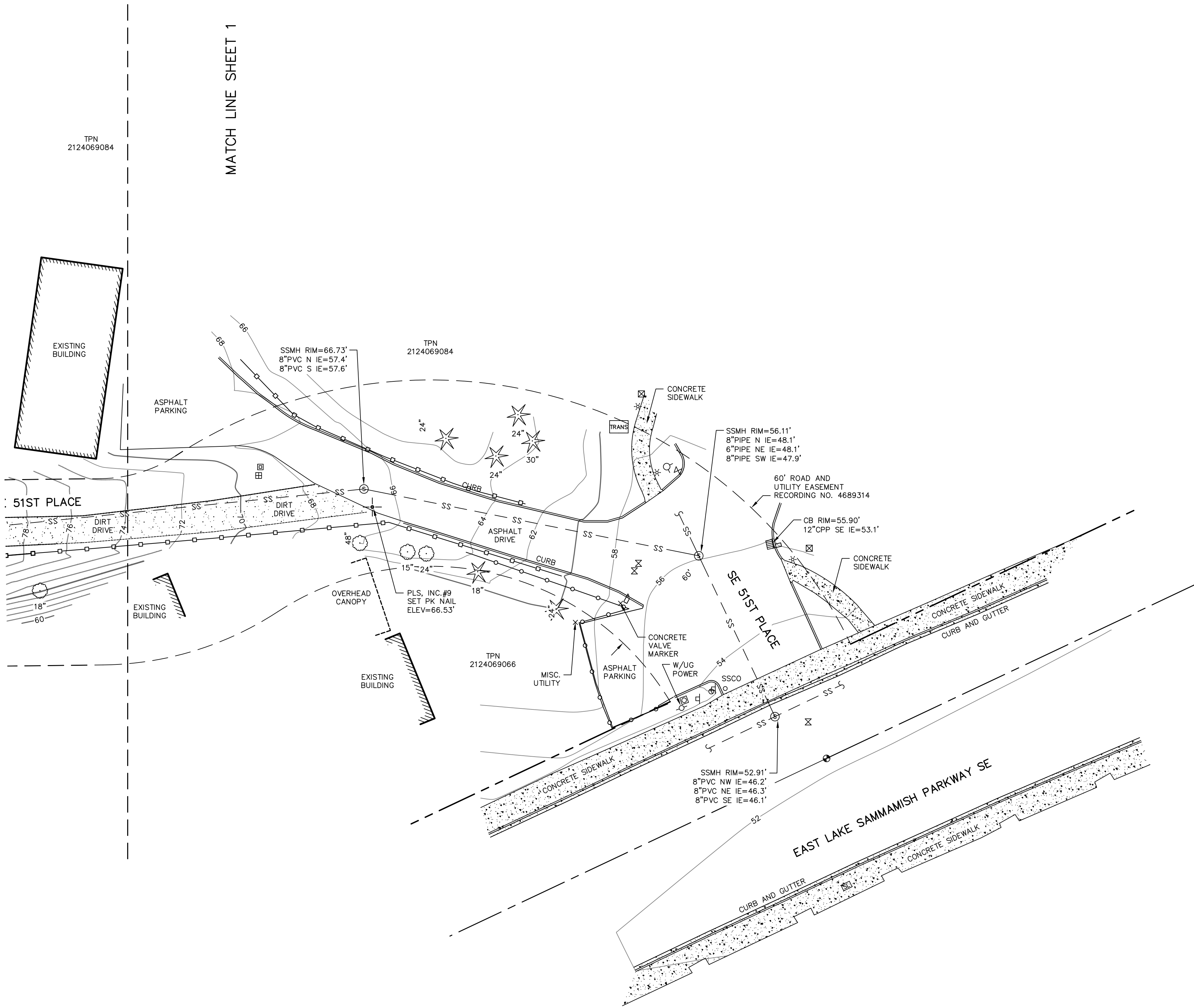
TOPOGRAPHIC SURVEY

NE 1/4 SEC. 21
TOWNSHIP 24 NORTH, RANGE 6 EAST W.M.
KING COUNTY, WASHINGTON



LEGEND:

- | | |
|-------|------------------------------------------------|
| TPN | TAX PARCEL NUMBER |
| ● | FOUND MONUMENT IN CASE |
| + | SET PK NAIL |
| ★ | TREE (CONIFEROUS)
WITH TRUNK DIAMETER NOTED |
| ★ | TREE (DECIDUOUS)
WITH TRUNK DIAMETER NOTED |
| —○— | WOOD FENCE |
| —○— | CHAIN LINK FENCE |
| □ | MAILBOX |
| ⊥ | WOOD SIGN |
| * | YARD LIGHT |
| ⊥ | GUY ANCHOR |
| ⊥ | UTILITY POLE |
| TRANS | TRANSFORMER |
| □ | UTILITY BOX |
| □ | STREET LIGHT HAND HOLE |
| □ | TELEPHONE RISER |
| ○ | GAS VALVE |
| ○ | FIRE HYDRANT |
| □ | IRRIGATION CONTROL VALVE |
| ⊥ | WATER METER |
| ⊥ | WATER VALVE |
| — | CONCRETE SURFACE |
| — | DIRT SURFACE |
| SS | SANITARY SEWER CONNECTION |
| SSCO | SANITARY SEWER CLEAN OUT |
| ⊙ | SANITARY SEWER MANHOLE (SSMH) |
| ⊥ | CATCH BASIN (CB) |
| IE | INVERT ELEVATION |
| PVC | PLASTIC PIPE |



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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	3/2/18	ADDITIONAL TOPOGRAPHIC MAPPING	BPM

SHEET TITLE:
TOPOGRAPHIC
SURVEY

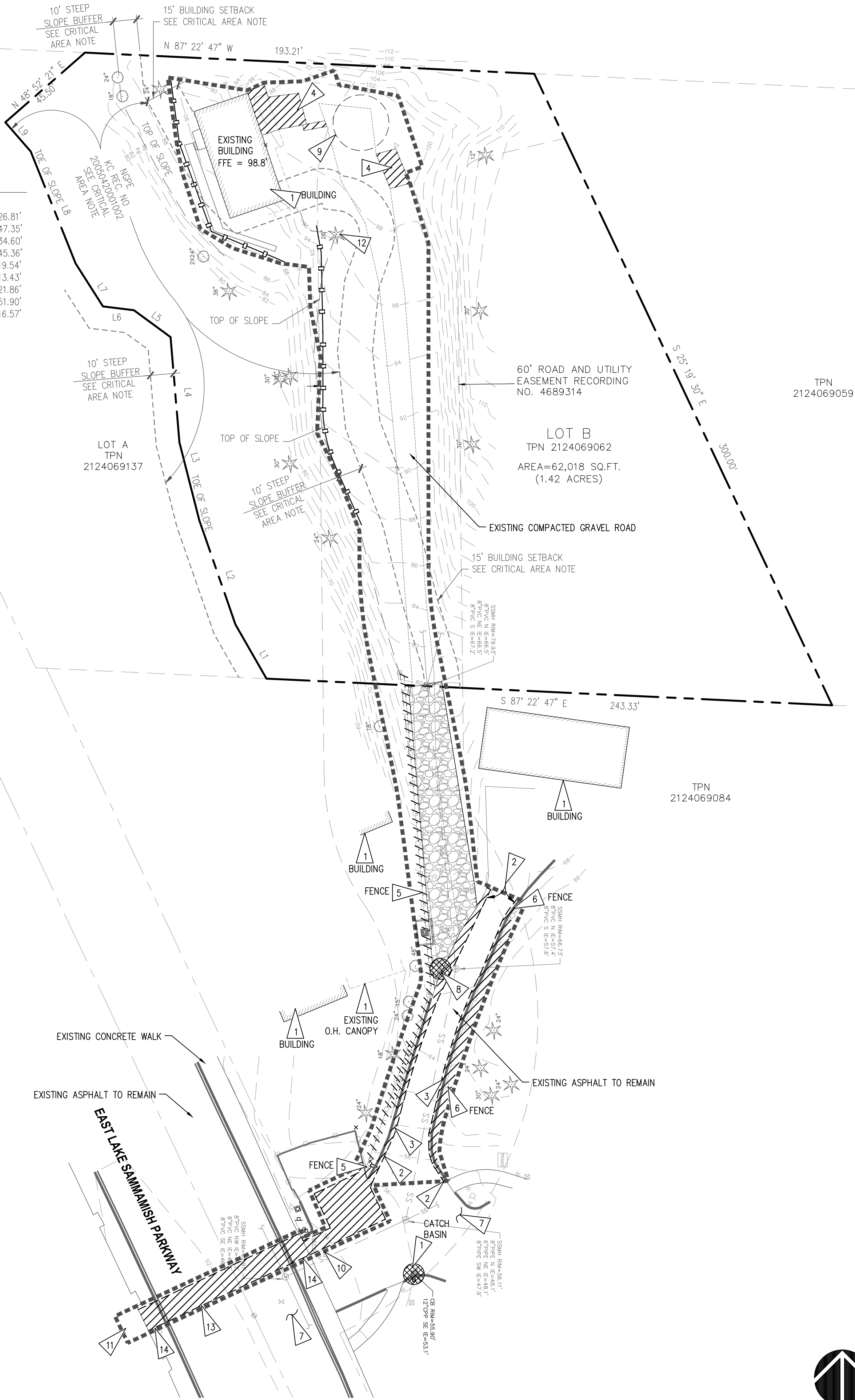
CLIENT:
GREEN GROTTO, LLC

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JOB NO: 17055	
DRAWING NAME: 17055 TOPO.DWG	
SHEET 2 of 2	

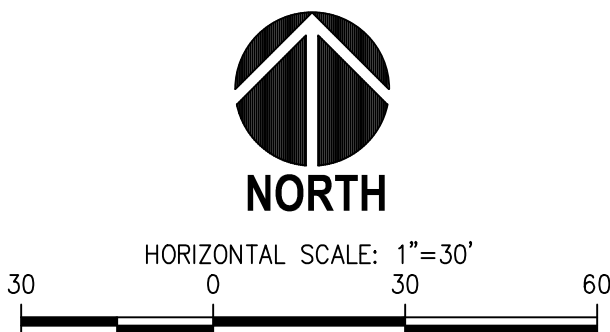
NE 1/4 OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST W.M.
KING COUNTY, WASHINGTON

LINE TABLE

L1	N 29° 44' 30" W	26.81'
L2	N 19° 07' 36" W	47.35'
L3	N 14° 18' 31" W	34.60'
L4	N 04° 45' 05" W	45.36'
L5	N 53° 42' 41" W	19.54'
L6	N 82° 55' 15" W	13.43'
L7	N 32° 22' 50" W	21.86'
L8	N 21° 51' 30" W	51.90'
L9	N 41° 07' 18" W	16.57'



TEMPORARY EROSION CONTROL AND SEDIMENT CONTROL PLAN
SCALE: 1"=30'



LEGEND

PROPOSED FEATURES-

- SILT FENCE (03 C3.0)
- DEMOLITION (04 C3.0)
- STOCKPILE AREA (04 C3.0)
- SAWCUT EXISTING A.C. PAVING
- PROJECT LIMITS
- ROCK CONSTRUCTION ENTRANCE (01 C3.0)
- CATCH BASIN PROTECTION (02 C3.0)

GENERAL NOTES

- EXISTING SITE FEATURES AND UTILITIES ARE SHOWN BASED UPON A SITE SURVEY PREPARED BY PLS, INC. UNDER JOB NUMBER 17055. NOT ALL SITE FEATURES AND UTILITY SERVICES HAVE BEEN LOCATED OR SHOWN. THE CONTRACTOR SHALL LOCATE, OR HAVE LOCATED, BY TRADITIONAL METHODS, ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF ANY UTILITIES TO REMAIN ARE DAMAGED DURING CONSTRUCTION ACTIVITIES (UTILITIES INCLUDING, NOT LIMITED TO SANITARY SEWER, TELEPHONE, DATA, IRRIGATION, BURIED POWER, WATER, SURVEY SYSTEMS, UNDER DRAIN SYSTEMS, GAS), THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGED UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL INSTALL CB PROTECTION AT ALL EXISTING CATCH BASINS NOTED. CONTRACTOR SHALL VERIFY CATCH BASIN PROTECTION MEASURES ON A REGULAR BASIS TO ENSURE PROTECTION IS FUNCTIONING.
- CONTRACTOR SHALL TAKE CARE TO PREVENT SEDIMENT FROM ENTERING THE EXISTING AND PROPOSED STORM DRAINAGE SYSTEM.
- CONTRACTOR SHALL REMOVE DIRT AND DEBRIS FROM CATCH BASINS, AND ASSOCIATED CONVEYANCE PIPES (EXISTING AND PROPOSED) WITHIN PROJECT LIMITS (AND AFFECTED DOWNSTREAM SYSTEMS) UPON COMPLETION OF CONSTRUCTION.
- APPROXIMATE LIMITS OF ASPHALT SAWCUT AND DEMOLITION ARE SHOWN. ACTUAL LIMITS SHALL BE BASED ON CONTRACTORS MEANS AND METHODS AND AS NECESSARY TO INSTALL PROPOSED SITE FEATURES AND UTILITIES.
- WHERE CONFLICTS OCCUR BETWEEN THE PLACEMENT OF NEW FEATURES WITH OTHER EXISTING OR PROPOSED FEATURES, THEY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER BY THE CONTRACTOR, AND WILL BE RESOLVED BY THE ENGINEER.
- PROVIDE PLASTIC COVERING AT STOCKPILES (LOCATION TO BE DETERMINED BY CONTRACTOR). CONTRACTOR SHALL VERIFY THE PROPOSED CATCH BASIN PROTECTION MEASURES HAVE BEEN INSTALLED PRIOR TO STOCK PILING MATERIAL.
- UTILITY SERVICE INTERRUPTION TIME SHALL BE COORDINATED WITH OWNER AND LOCAL AGENCIES. PROVIDE TEMPORARY UTILITIES/PUMPING EQUIPMENT AND LABOR TO MAINTAIN REQUIRED SERVICE UNTIL PERMANENT UTILITY INFRASTRUCTURE IS INSTALLED, TESTED AND APPROVED FOR USE.
- PREVENT WIND-BORNE DUST FROM LEAVING THE PROJECT SITE. ON AN AS-NEEDED BASIS KEEP THE WORK AREA MOISTURE CONDITIONED. WATER USED FOR DUST CONTROL SHALL BE MINIMIZED SO THAT IT DOES NOT GENERATE RUNOFF.

CRITICAL AREA NOTE

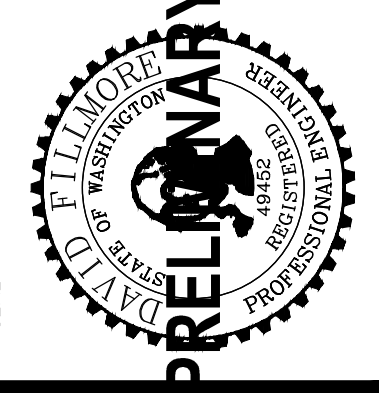
- THE NGPE, TOP AND TOE OF SLOPE, SLOPE BUFFER (10'), AND BUILDING SETBACK (15') ARE DEPICTED BASED ON CITY OF ISSAQUAH APPROVALS OF LLA15-00006 AND PLN05-00021.

KEY NOTES

- PROTECT EXISTING FEATURE NOTED
- SAWCUT A.C. PAVING TO SMOOTH, VERTICAL, UNYIELDING EDGE.
- DEMOLISH AND REMOVE EXISTING A.C. PAVING AS NECESSARY TO ACCOMMODATE PROPOSED CONCRETE CURB AND UTILITIES.
- DEMOLISH AND REMOVE EXISTING CONCRETE.
- DEMOLISH EXISTING FEATURE NOTED.
- REMOVE EXISTING FEATURE AND REPLACE IN-KIND
- PROVIDE STREET SWEEPING AT ADJACENT PAVED AREAS AT THE END OF EACH WORK DAY AND AS NECESSARY TO REMOVE SEDIMENT FROM THE SURFACE.
- INSTALL CATCH BASIN PROTECTION UPON INSTALLATION OF PROPOSED CB. SEE DETAIL 02/C3.0
- STOCKPILE/EXPOSED SOIL PROTECTION PER DETAIL 04/C3.0 (EXACT LOCATION AND EXTENT T.B.D. BY CONTRACTOR).
- DURING INITIAL EARTH DISTURBING ACTIVITIES, THE CONSTRUCTION STORMWATER DISCHARGE MONITORING POINT IS AT THE EXISTING POINT OF DISCHARGE FROM THE SITE, AT THE EXISTING DRIVEWAY ENTRY. AFTER PAVING AND INSTALLATION OF PROPOSED CATCH BASINS, SEE KEYNOTE 11.
- MONITORING POINT IS AT THE PROPOSED OUTFALL UPON COMPLETION OF PAVING AND UPON SUBSTANTIAL COMPLETION OF PROJECT.
- SEE LANDSCAPE PLANS FOR TREE PROTECTION, AS REQUIRED.
- SAWCUT AND REMOVAL OF A.C. PAVING WITHIN RIGHT-OF-WAY PER CITY OF ISSAQUAH STANDARD DETAIL T-48.
- REMOVE AND REPLACE CONCRETE WALK, IN-KIND TO NEAREST EXISTING CONSTRUCTION JOINT.

DESIGNED	D.D.F.	DRAWN	K.L.K.	CHECKED	D.D.F.	DATE	03/21/2018	SCALE	AS NOTED
								ISSUE FOR ASP CITY REVIEW	2018-09-27

DESIGNED	D.D.F.	DRAWN	K.L.K.	CHECKED	D.D.F.	DATE	03/21/2018	SCALE	AS NOTED
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SITTS & HILL ENGINEERS, INC.
CIVIL • STRUCTURAL • SURVEYING
4818 CENTER STREET | TACOMA, WA 98409
PHONE: (253) 474-9449 | FAX: (253) 474-0153
http://www.sitts-hill-engineers.com

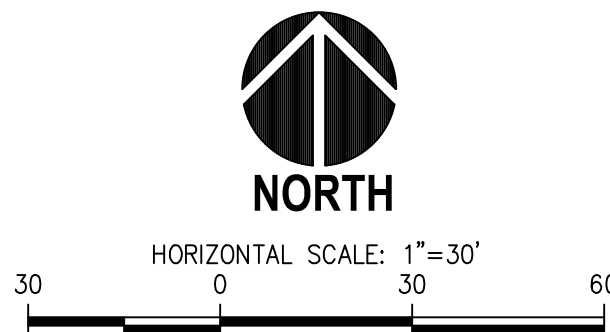
GREEN GROTO, LLC
19124 12TH AVENUE SW
SHORELINE, WA 98177

GREEN GROTO
22106 SE 51ST PLACE
ISSAQUAH, WASHINGTON
SHEET TITLE
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

C1.0
PROJECT NO.
17372

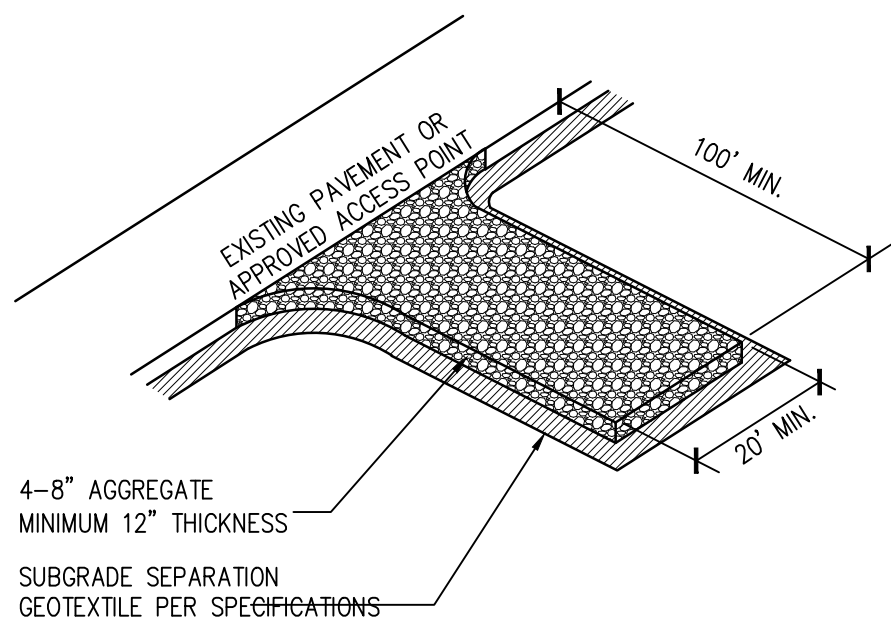
811 Call 811
two business days
before you dig

SITE SURFACING AND DRAINAGE PLAN



C2.0
PROJECT NO. **17372**

811 Call 811
two business days
before you dig



01 ROCK CONSTRUCTION ENTRANCE

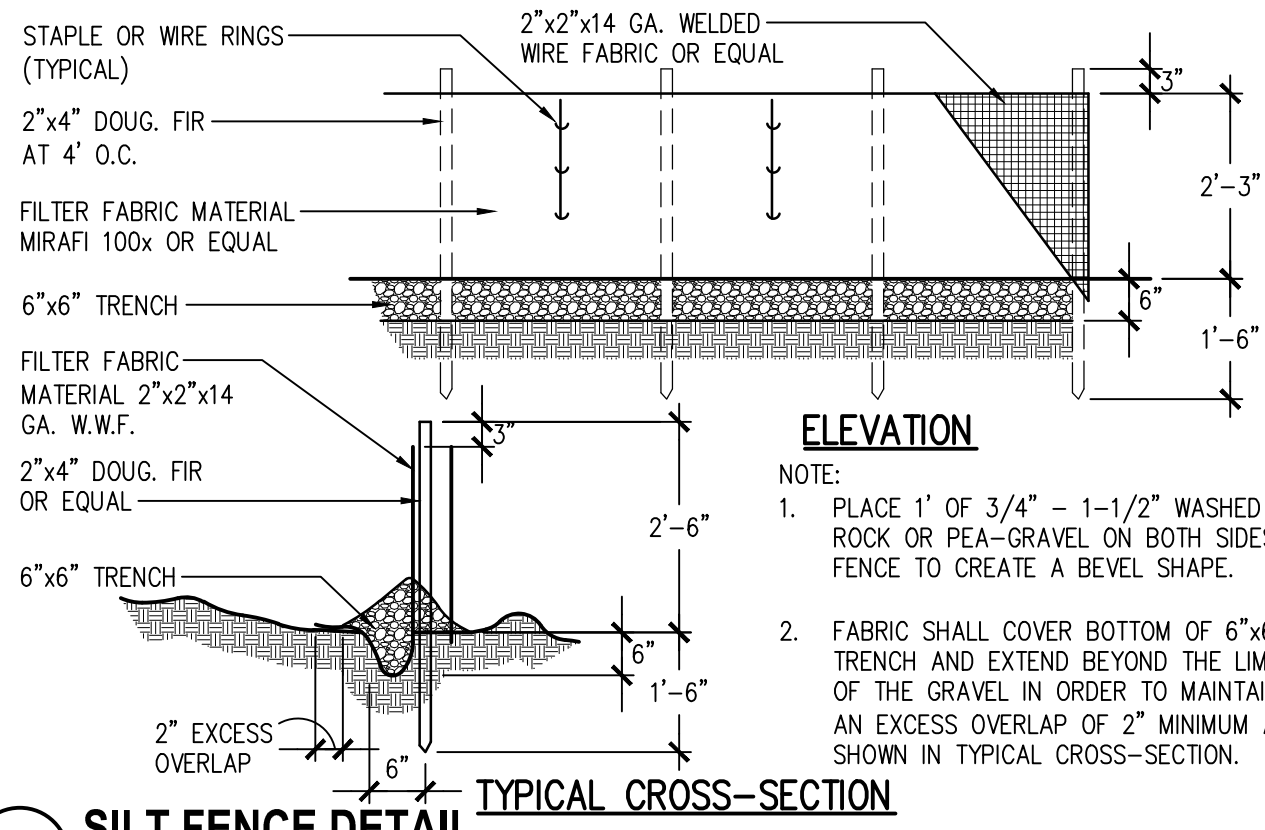
SCALE: N.T.S.

CONSTRUCTION ENTRANCE NOTES

1. MATERIAL SHALL BE 4-INCH TO 8-INCH QUARRY SPALLS AND MAY BE TOP-DRESSED WITH 1-INCH TO 3-INCH ROCK. (STATE STANDARD SPECIFICATIONS, SECTION 8-15.)
2. THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 100 FEET LONG WIDTH SHALL BE THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA.
3. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
4. IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.

SILT FENCE NOTES

1. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL AND CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6 INCH OVERLAP, AND SECURELY FASTENED AT BOTH ENDS TO POSTS.
2. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30 INCHES).
3. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER. THIS TRENCH SHALL BE BACKFILLED WITH WASHED GRAVEL.
4. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
5. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 24 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISION OF ABOVE NOTES APPLYING.
7. FILTER FABRIC FENCES SHALL NOT BE REMOVED BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
8. FILTER FABRIC FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
9. SILT FENCES WILL BE INSTALLED PARALLEL TO ANY SLOPE CONTOURS.



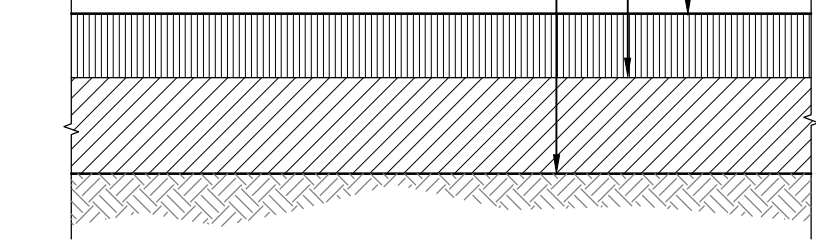
03 SILT FENCE DETAIL

SCALE: N.T.S.

3\"/>

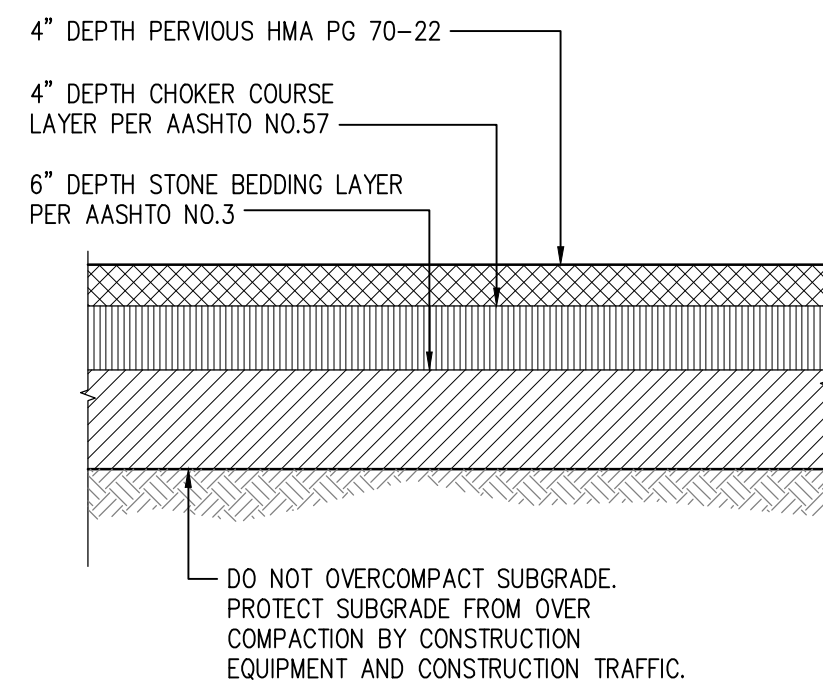
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PREPARED SUBGRADE, COMPACT
UPPER 12\"/>



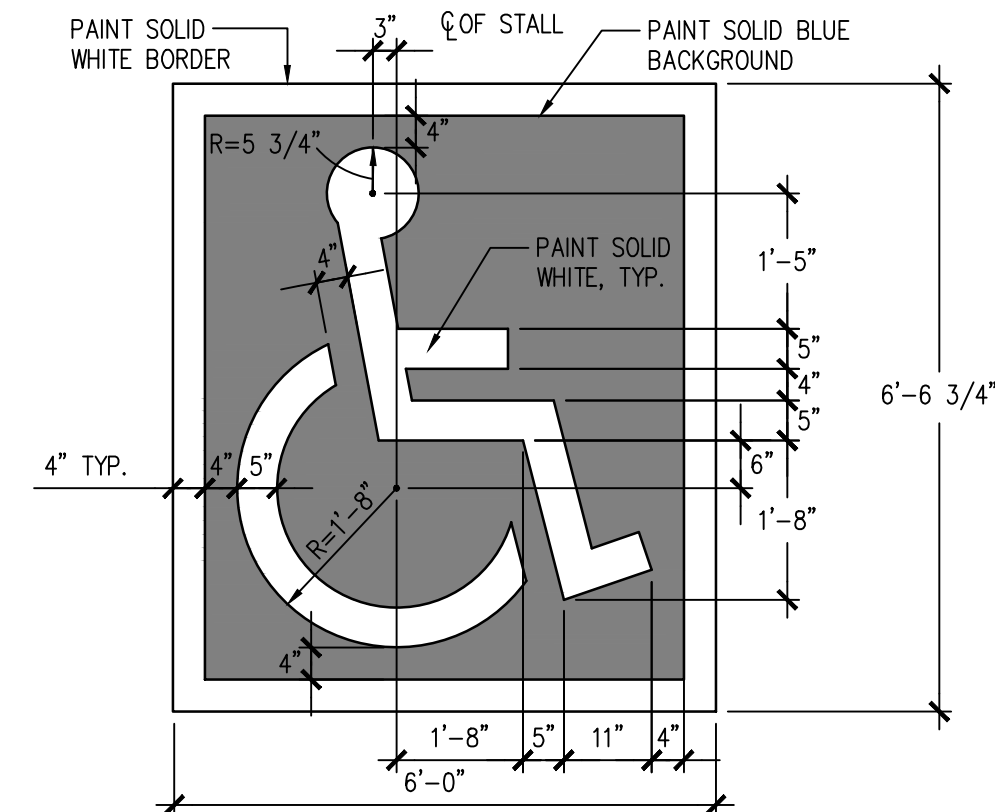
05 ASPHALT PAVEMENT SECTION

SCALE: N.T.S.



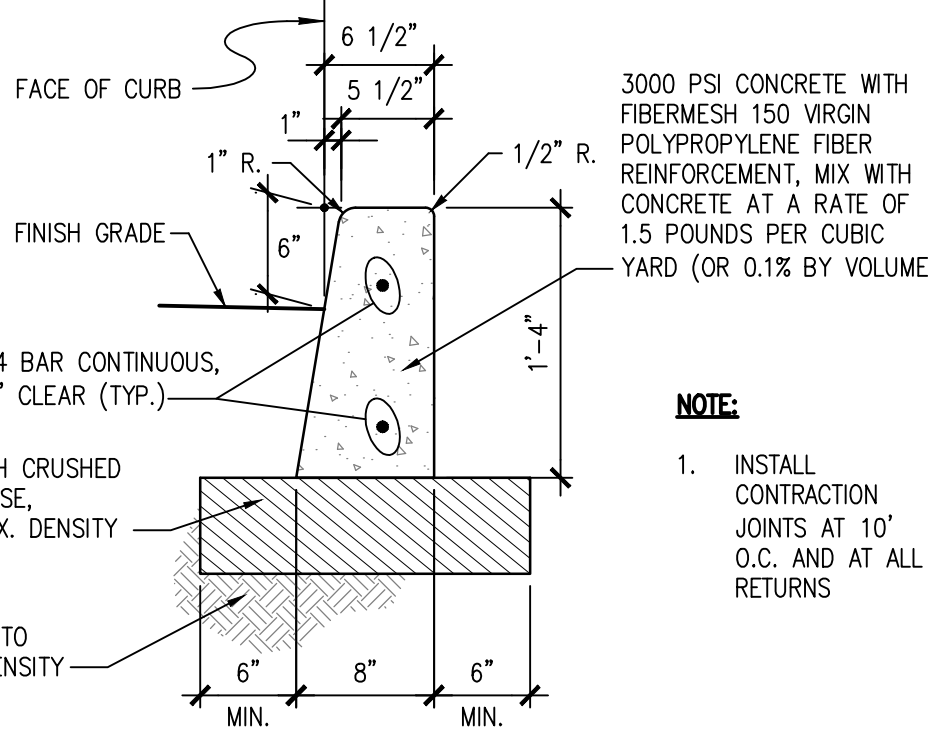
06 POROUS ASPHALT PAVEMENT SECTION

SCALE: N.T.S.



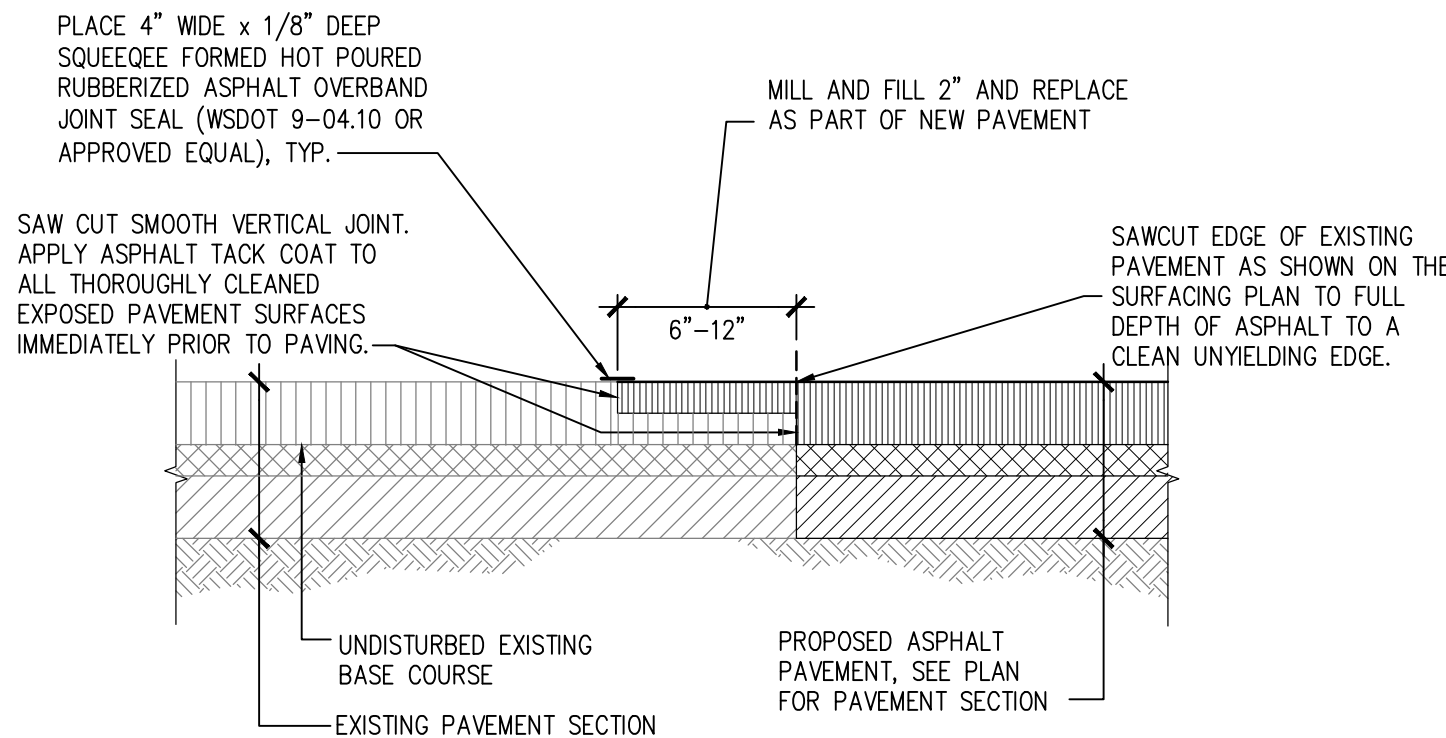
07 ADA PARKING SYMBOL

SCALE: N.T.S.



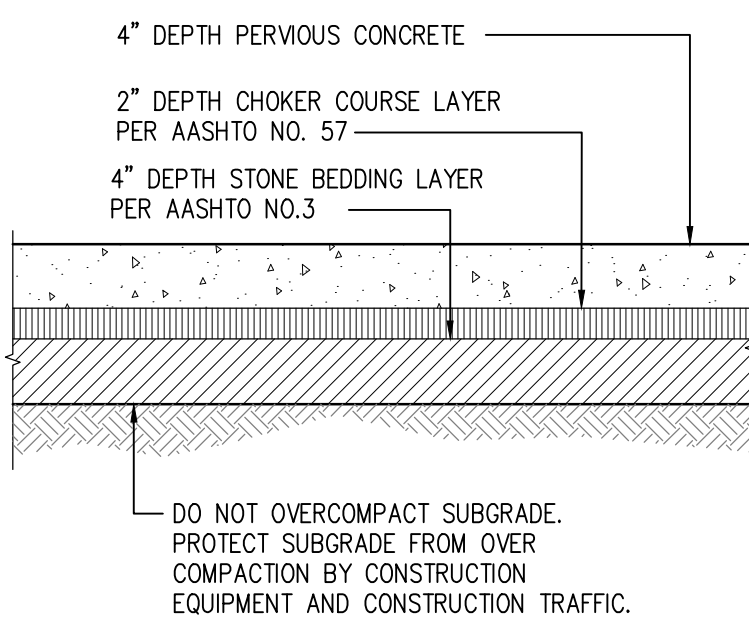
08 CAST-IN-PLACE CONCRETE CURB

SCALE: N.T.S.



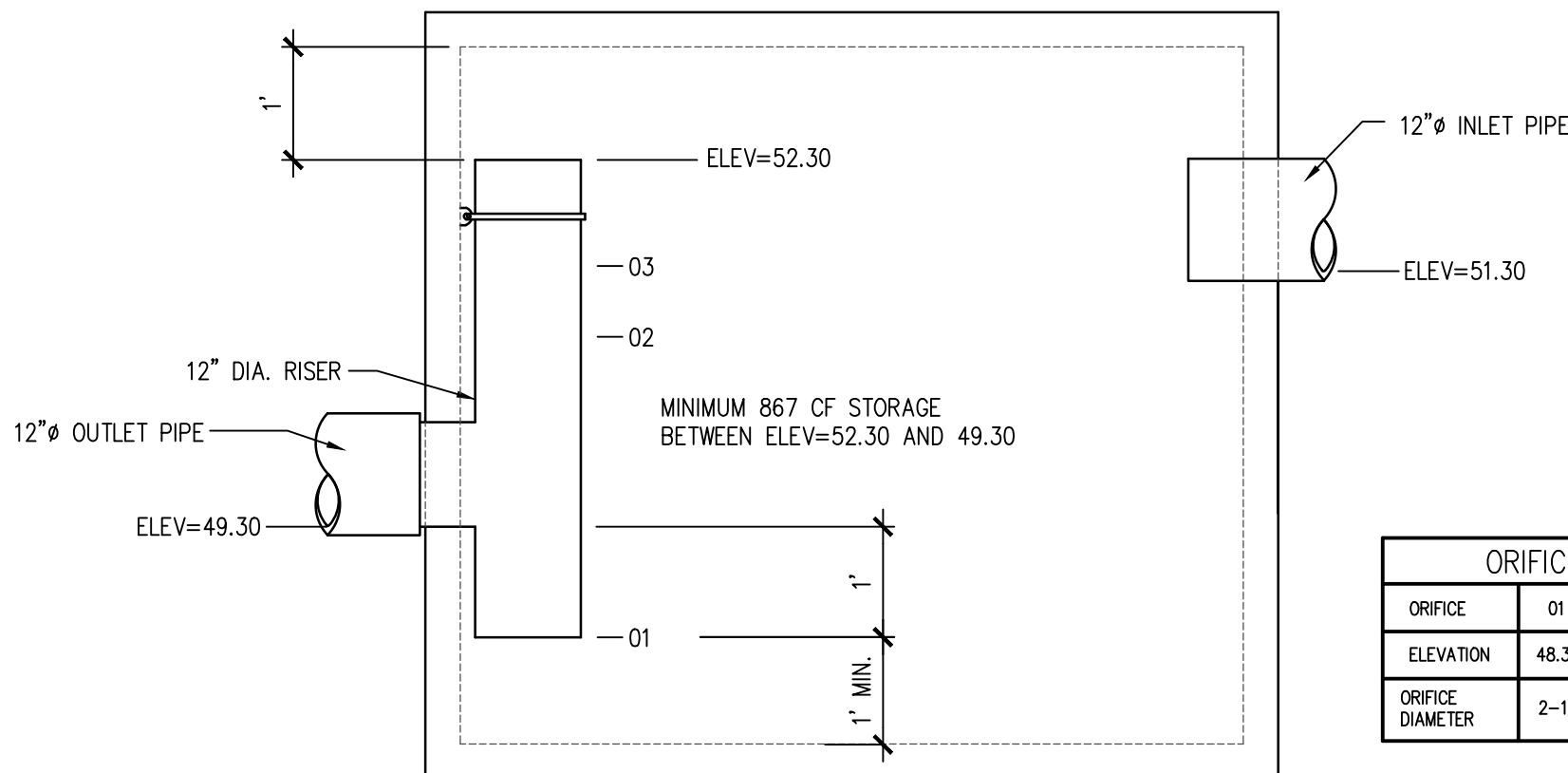
09 PAVEMENT JOINT SECTION

SCALE: N.T.S.



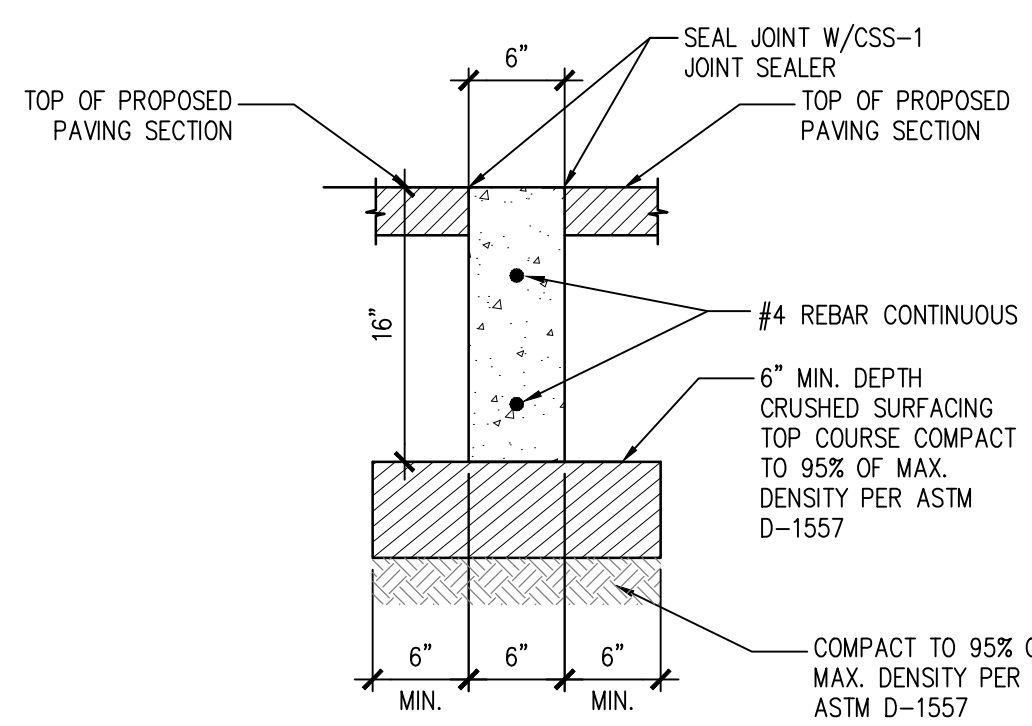
12 PERVIOUS CONCRETE WALKWAY SECTION

SCALE: N.T.S.



13 STORMWATER DETENTION VAULT AND RISER

SCALE: N.T.S.

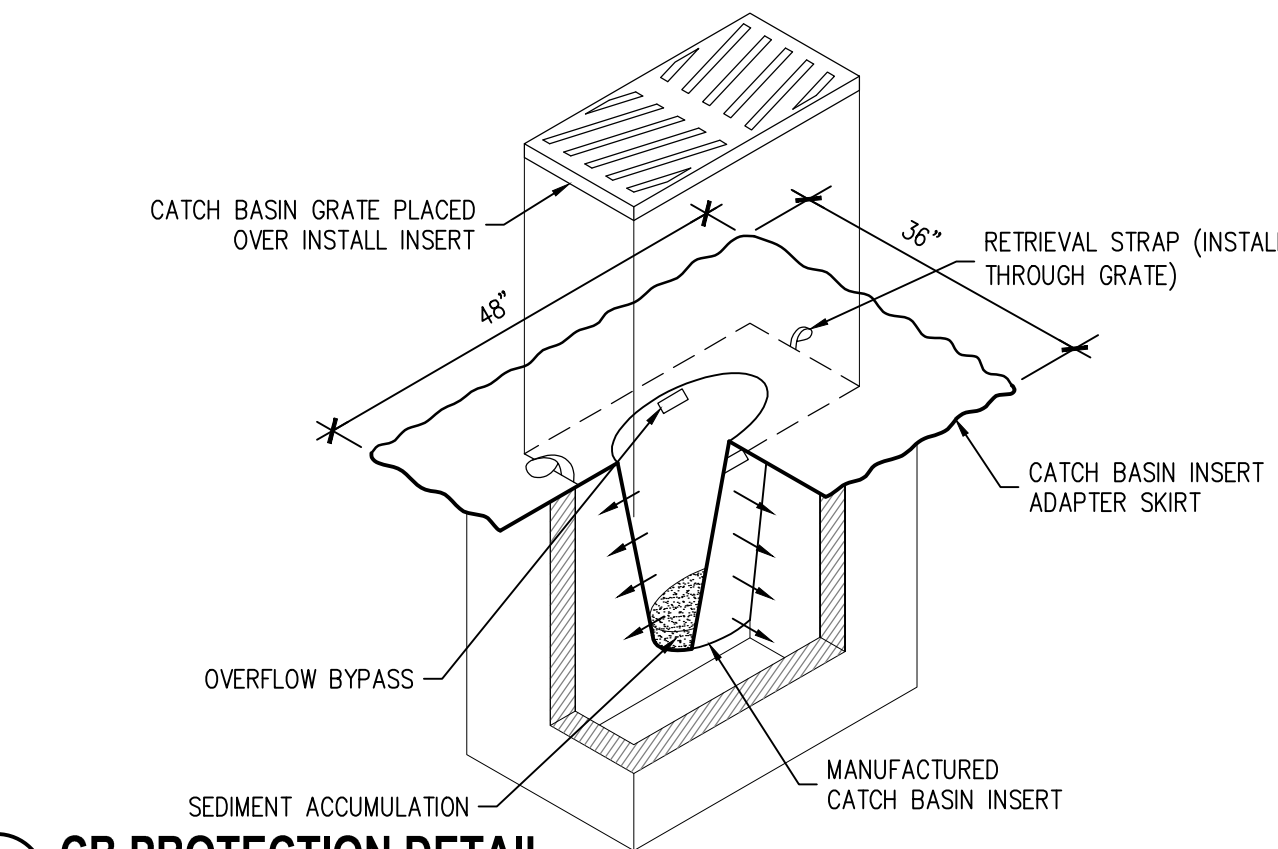


14 DEPRESSED CONCRETE CURB SECTION

SCALE: N.T.S.

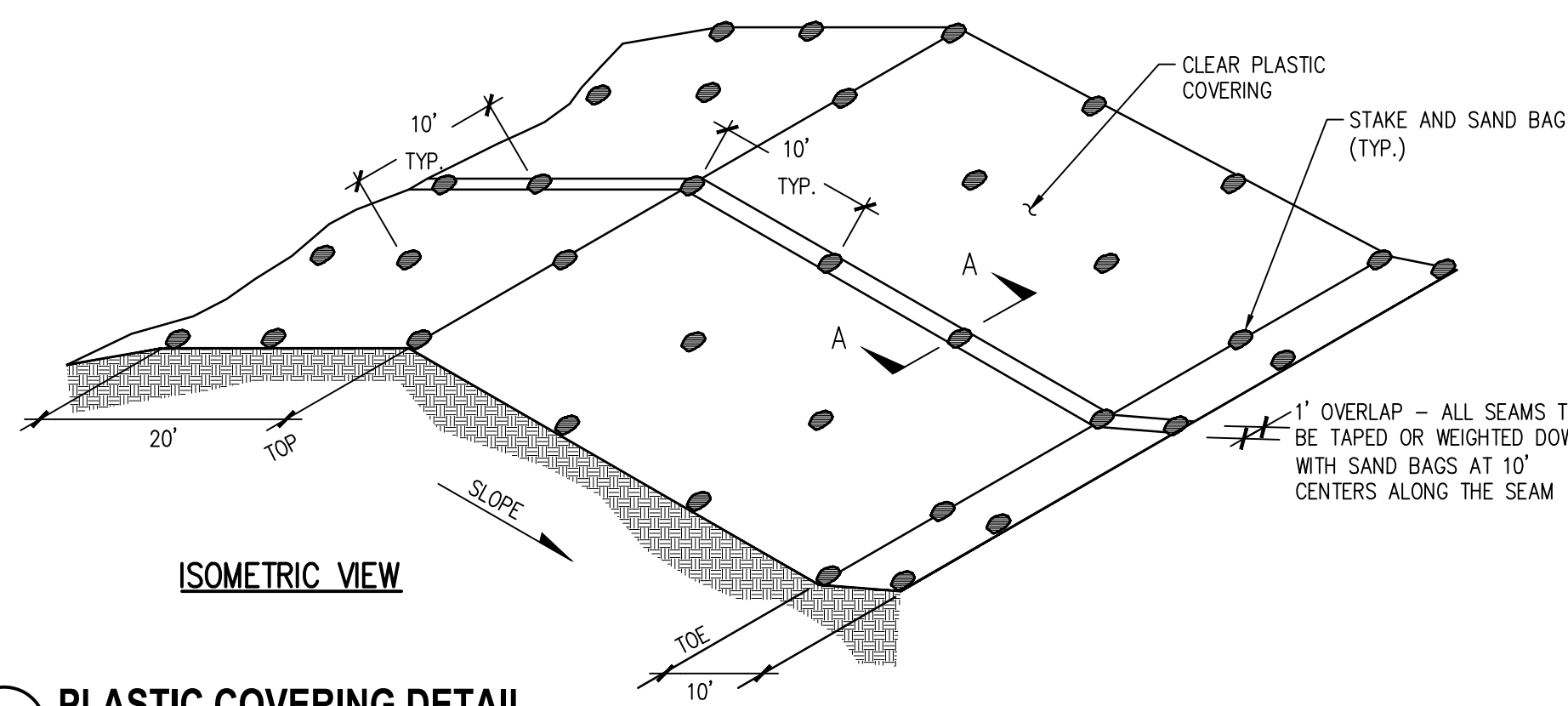
CATCH BASIN PROTECTION NOTES

1. CATCH BASIN INSERTS SHALL BE PROVIDED IN THE CATCH BASINS NOTED ON THE PLANS.
2. AT ALL PROPOSED CATCH BASINS, CATCH BASIN PROTECTION SHALL BE INSTALLED IMMEDIATELY UPON CATCH BASIN INSTALLATION AND SHALL REMAIN UNTIL FINAL SITE STABILIZATION.
3. CATCH BASIN INSERT SHALL BE BOWHEAD STREAMGUARD CATCH BASIN INSERT #3003, ADVANCED ENVIRONMENTAL SOLUTIONS DRAINGUARD CATCH BASIN FILTER INSERT #11091U, OR APPROVED EQUAL.
4. CATCH BASIN INSERTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. CATCH BASIN INSERTS WILL BE REMOVED FOLLOWING COMPLETION OF CONSTRUCTION AND STABILIZATION OF ALL CLEARED AREAS.



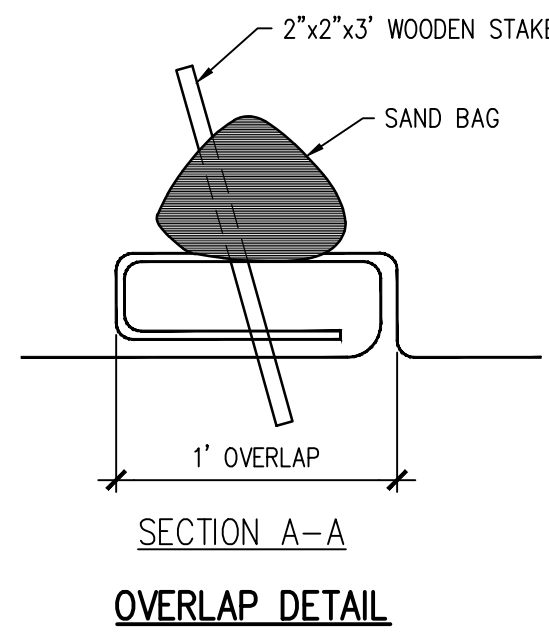
02 CB PROTECTION DETAIL

SCALE: N.T.S.

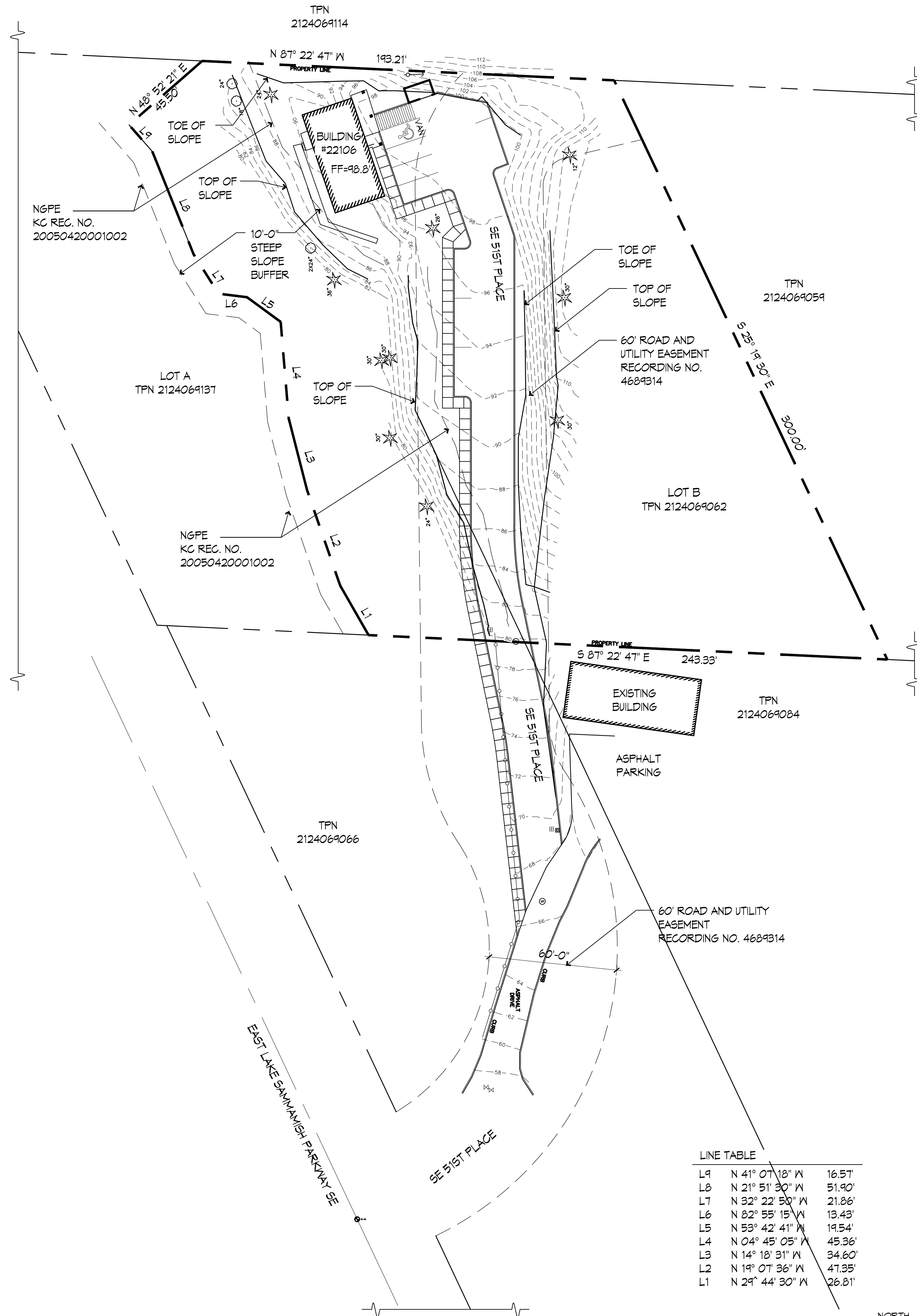


04 PLASTIC COVERING DETAIL

SCALE: N.T.S.

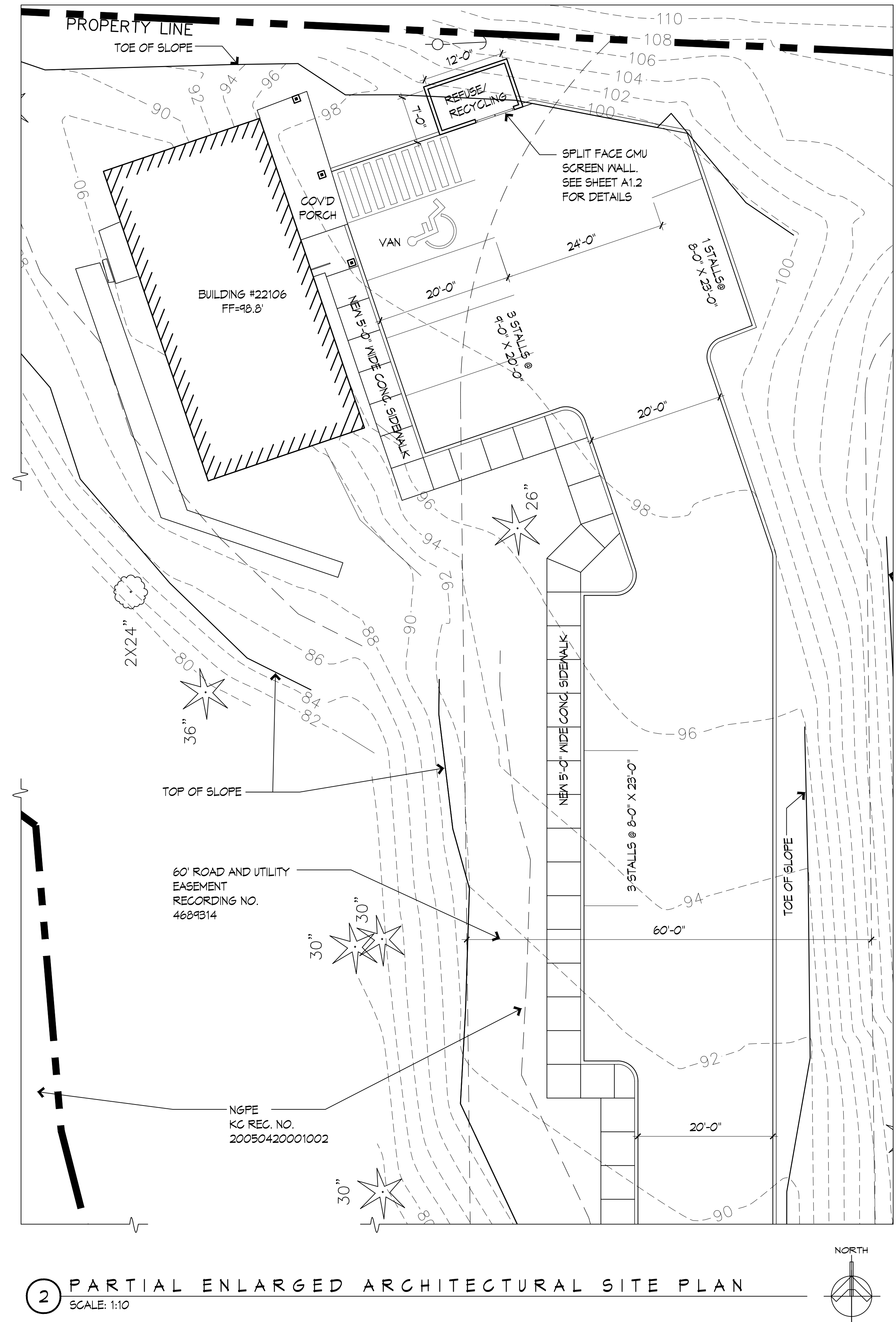


OVERLAP DETAIL



1 OVERALL ARCHITECTURAL SITE PLAN
SCALE: 1:30

PRIOR TO BUILDING PERMIT ISSUANCE, A CRITICAL AREA TRACT (TO PROTECT THE STEEP SLOPE AND BUFFER) SHALL BE IN THE FORM OF A NATIVE GROWTH PROTECTION EASEMENT (NGPE) OR A DEED RESTRICTION ON THE PROPERTY TITLE OF THE PROJECT.



2 PARTIAL ENLARGED ARCHITECTURAL SITE PLAN
SCALE: 1:10

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THE GREEN GROTTO

ASDP17-00005

22106 SE 51ST PLACE

ISSAQUAH, WA 98029

PERMIT SET

CONTENTS

OVERALL ARCHITECTURAL SITE PLAN

PARTIAL ENLARGED ARCHITECTURAL SITE PLAN

REVISIONS

NO.	DATE	ITEM
1	05 JUN 18	DEPT. COMMENTS

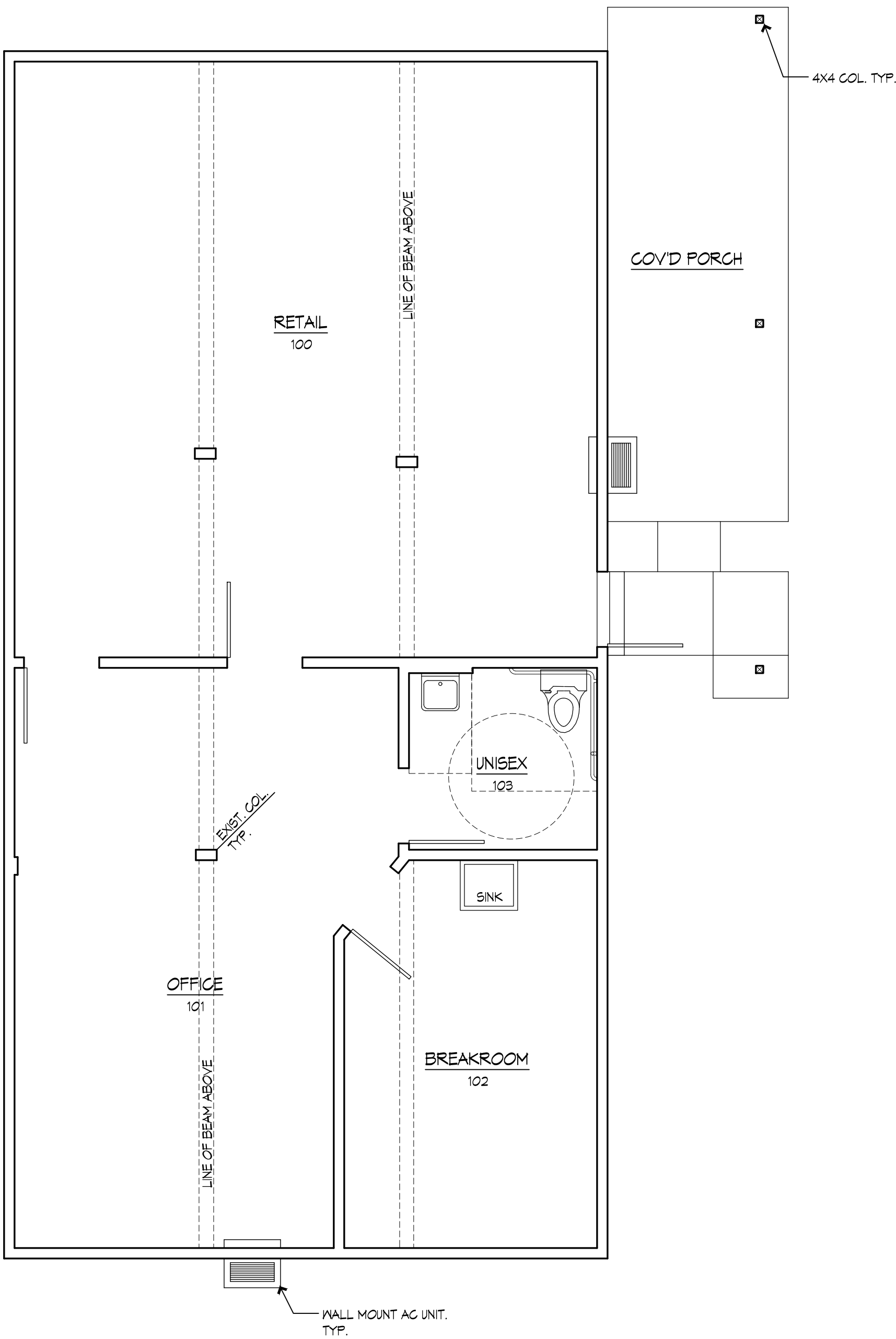
PROJECT NO: 18-007

DATE: 28 JUN 18

DRAWN BY: LPA

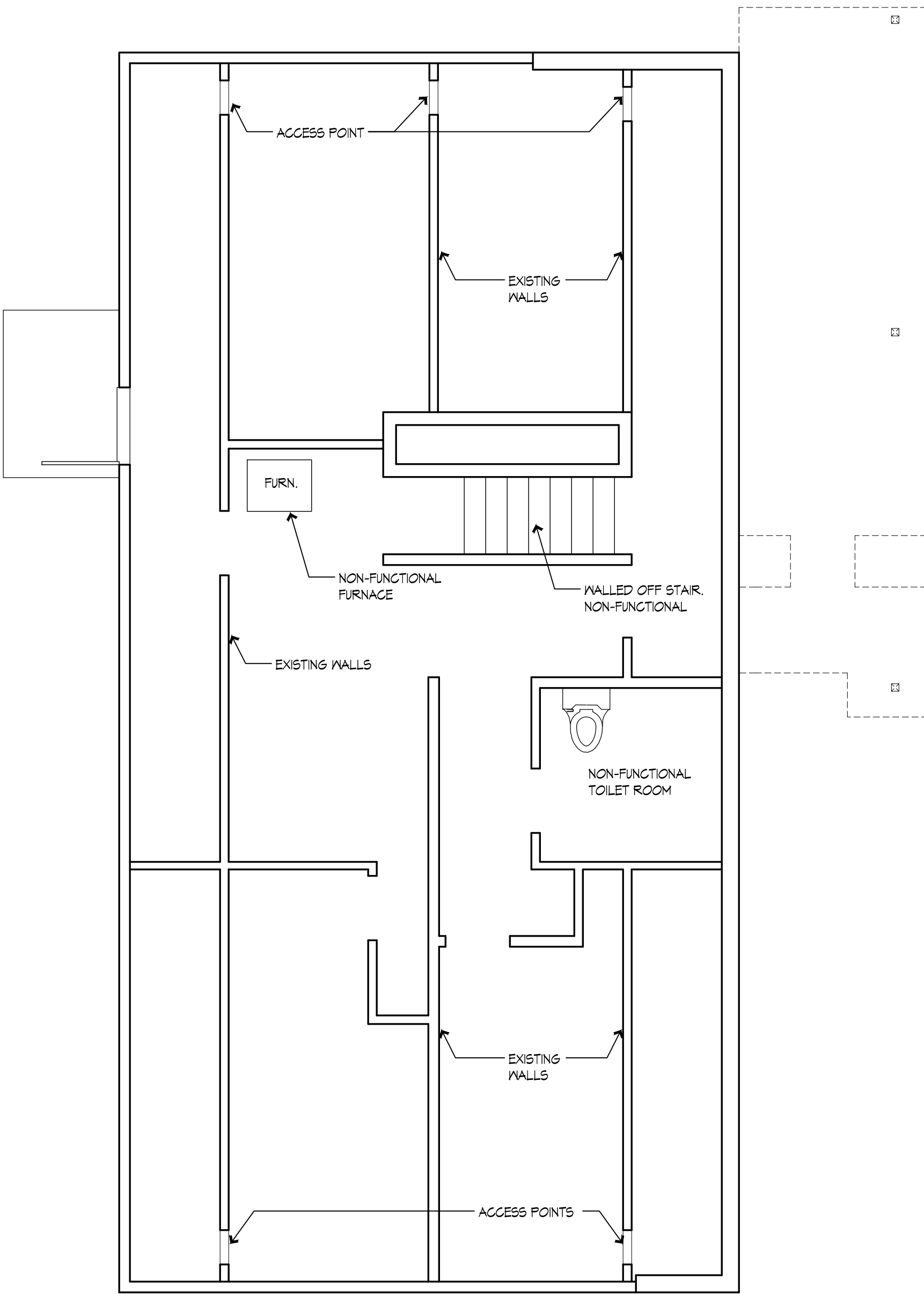
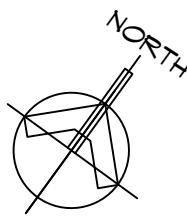
SHEET NO:

A1.0



A FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM SHALL BE INSTALLED PER NFPA 13 REQUIREMENTS DURING THE CHANGE OF USE PERMIT PROCESS.

2 AS-BUILT MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 AS-BUILT BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



M·B·A architects

ARCHITECTURE AND PLANNING
806 NORTH 2ND STREET
TACOMA, WA 98403
P: 253.752.9409

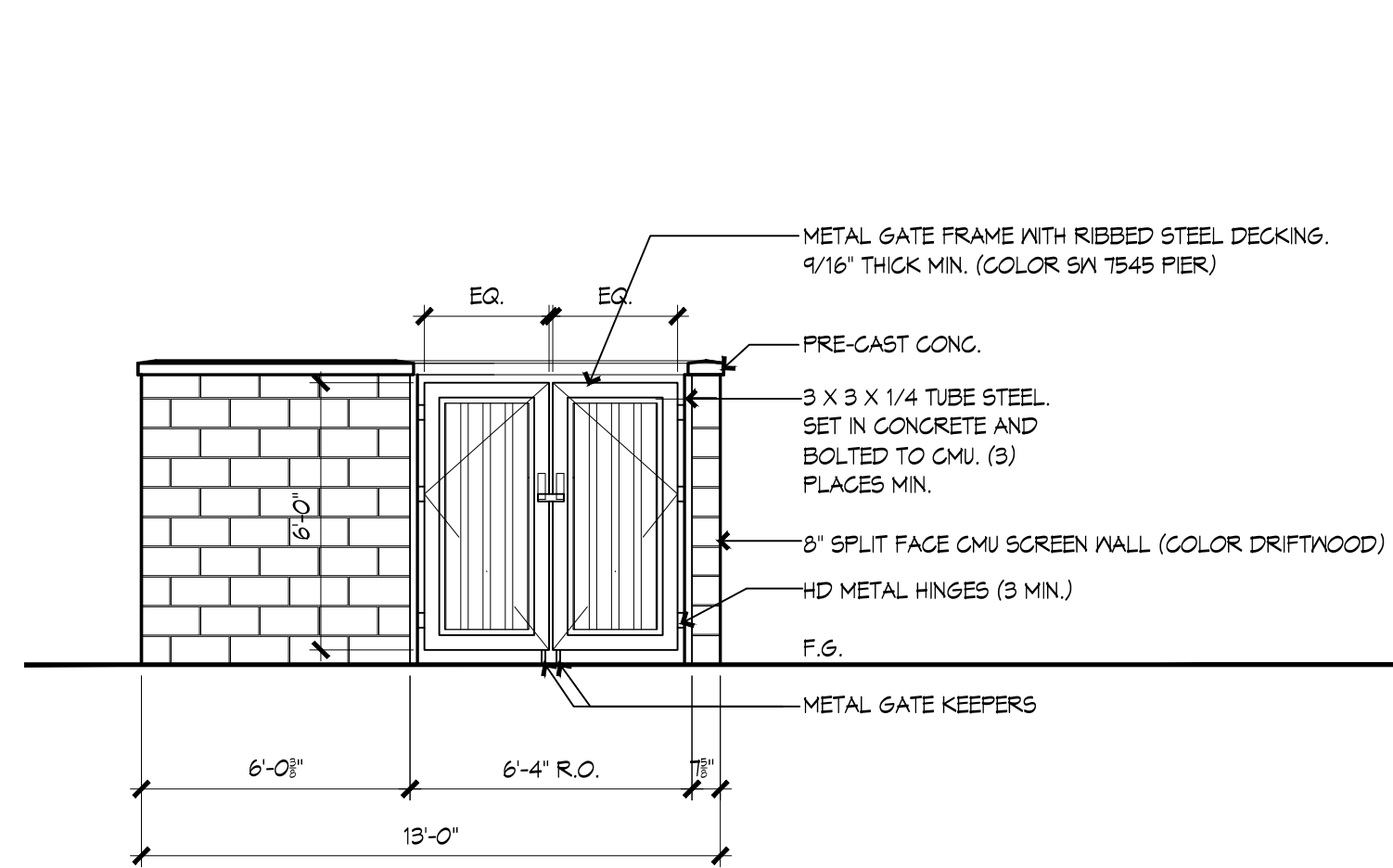
5135 REGISTERED ARCHITECT
MICHAEL G. BENJAMIN
STATE OF WASHINGTON

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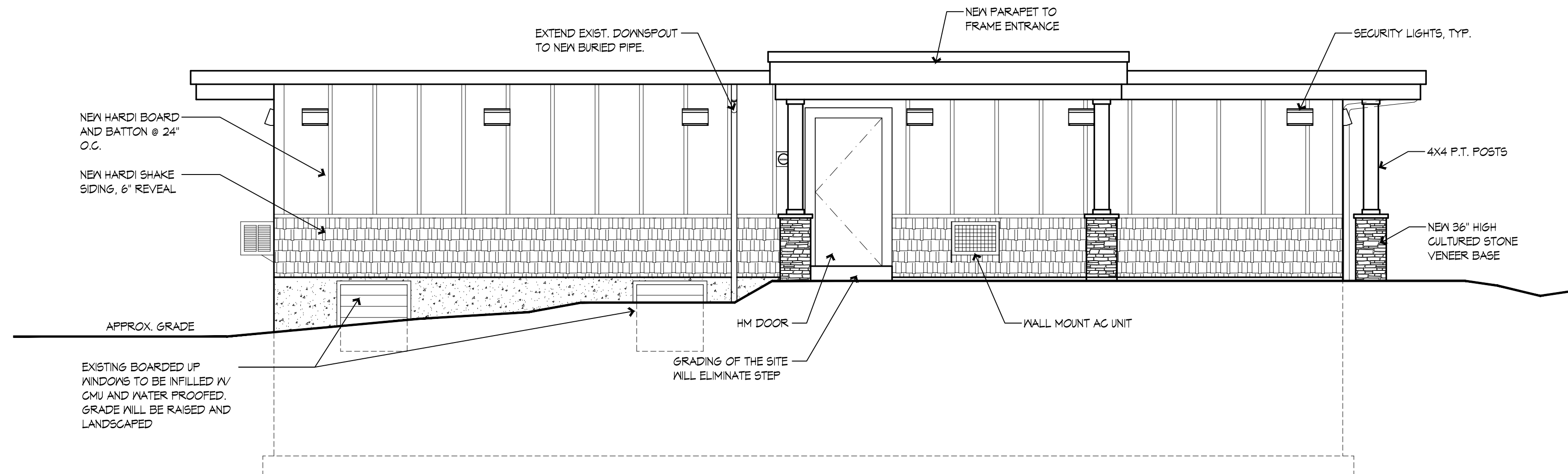
THE GREEN GROTTO
ASDP17-00005
22106 SE 51ST PLACE
ISSAQUAH, WA 98029

PERMIT SET

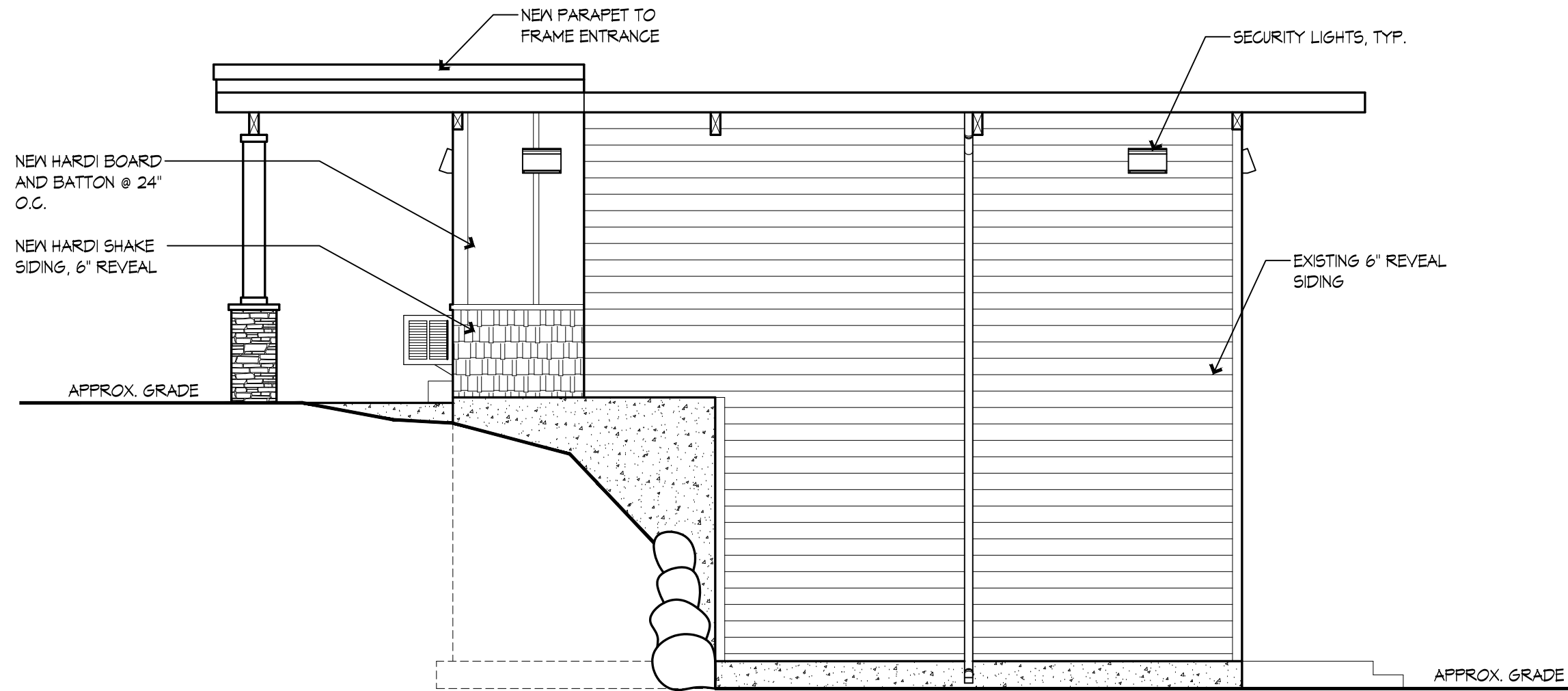
CONTENTS		
AS-BUILT BASEMENT FLOOR PLAN		
AS-BUILT MAIN FLOOR PLAN		
REVISIONS		
NO.	DATE	ITEM
PROJECT NO: 18-007		
DATE: 28 JUN 18		
DRAWN BY: LPA		
SHEET NO:		
A1.1		



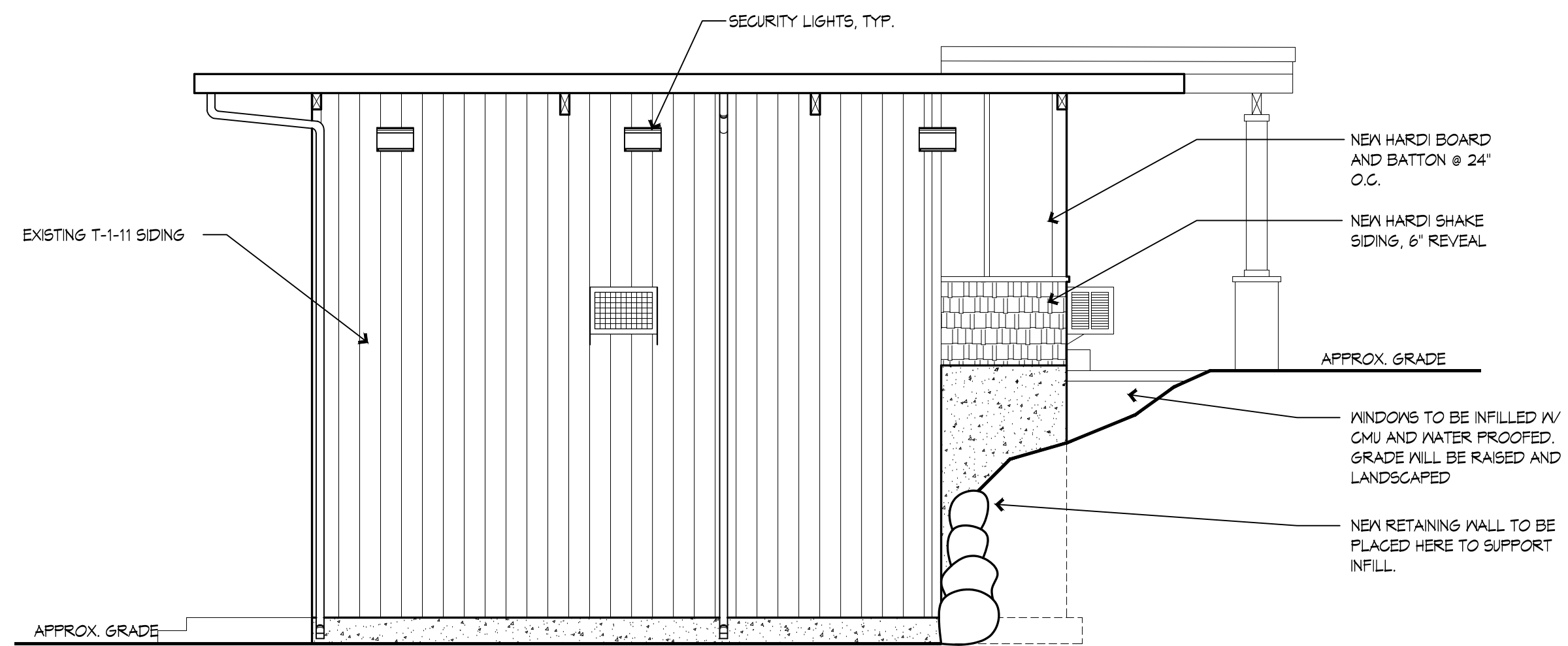
A REFUSE/RECYCLING ENCLOSURE
SCALE: 1/4" = 1'-0"



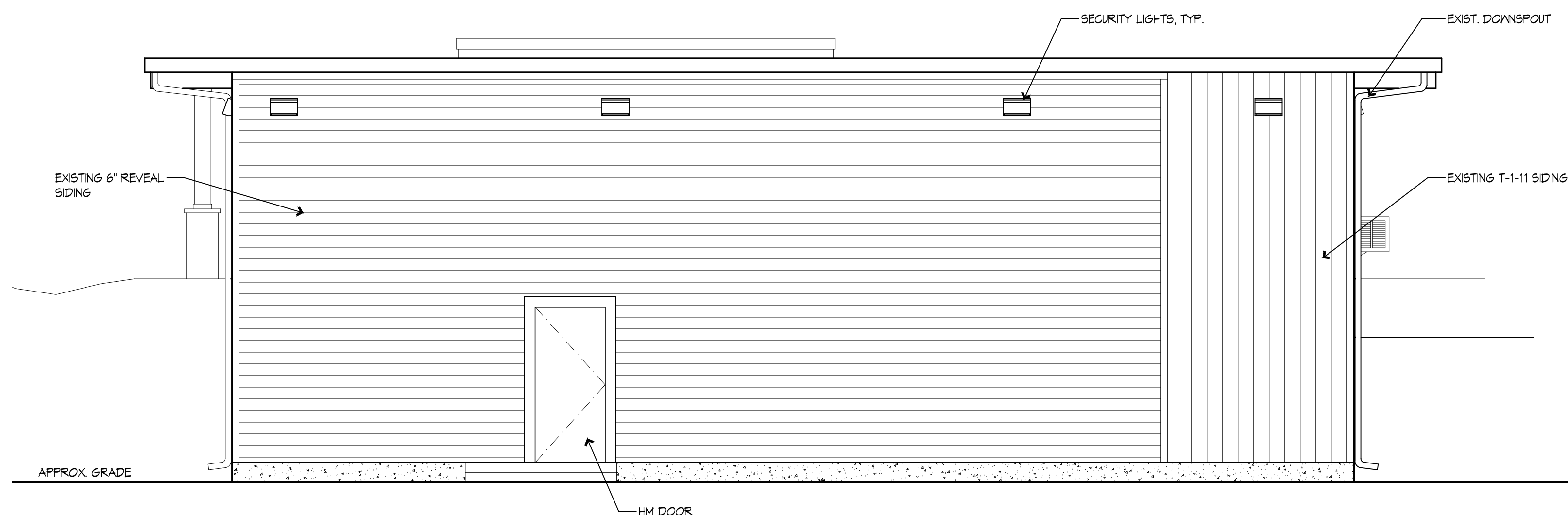
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

INSTALLED SECURITY LIGHTING:
RAB- SLIM 62Y 27TVLED WALL PACK
SEE SPEC SHEET ATTACHED TO
COMMENT LETTER

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THE GREEN GROTTO
ASDP17-00005
22106 SE 51ST PLACE
ISSAQUAH, WA 98029

PERMIT SET

CONTENTS

ELEVATIONS
REFUSE ENCLOSURE DETAILS

REVISIONS


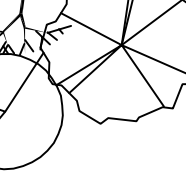





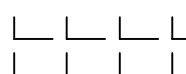
NO.	DATE	ITEM
1	05 JUN 18	DEPT. COMMENTS
2	28 JUN 18	DEPT. COMMENTS

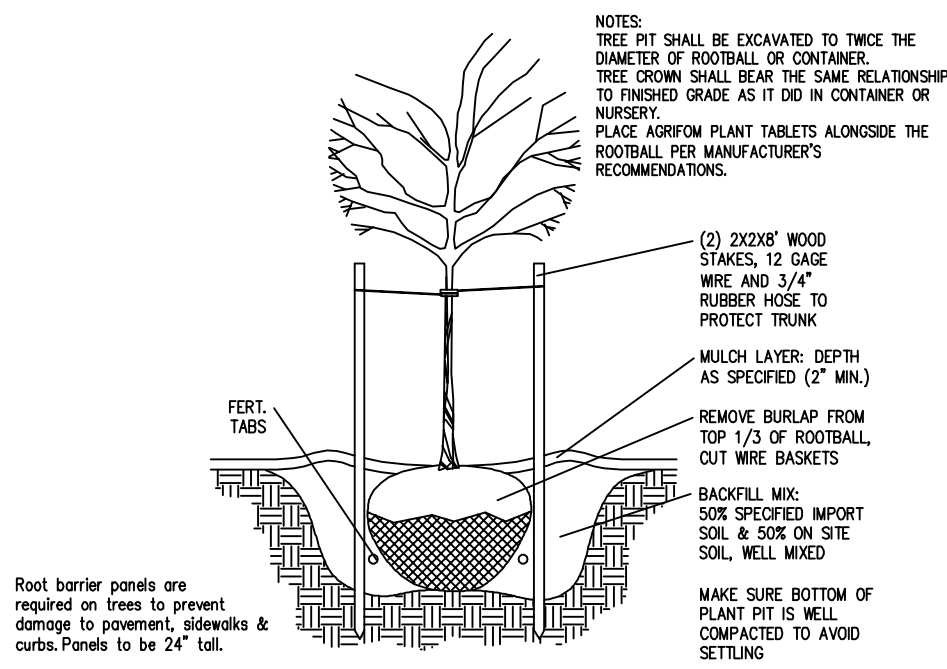
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DATE: 28 JUN 18
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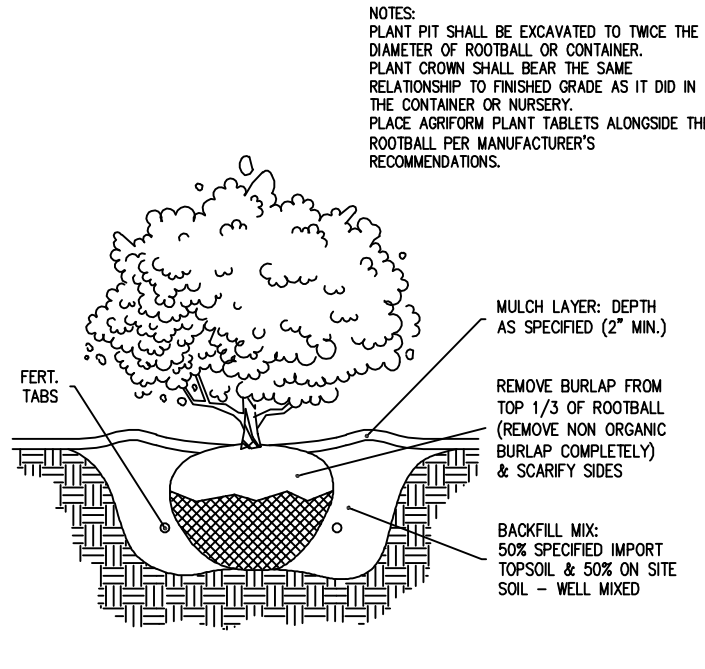
A1.2

PLANT LIST

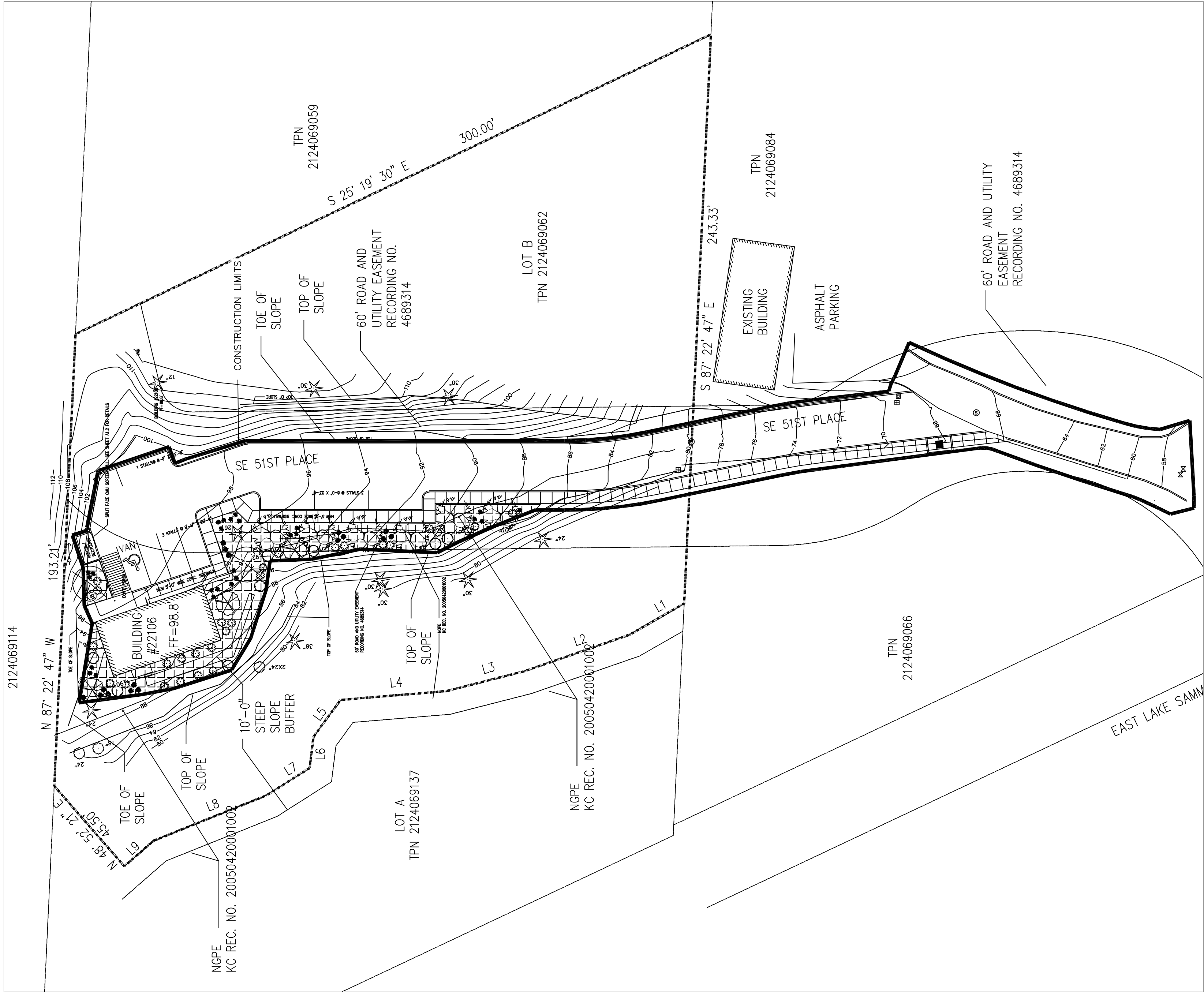
SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	COMMENTS
TREES:					
	6	Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	1 1/2" Caliper	small tree/centennial tree
	3	Chamaecyparis Obtusa 'Gracilis'	Dwarf Hinoki Cypress	6-8' ht	medium tree
	2	Acer Palmatum	Japanese Maple	1 1/2" Caliper	small tree
SHRUBS:					
	30	Mahonia Aquifolium	Oregon Grape	2 gal	Native
	8	Arbutus Unedo	Strawberry Tree	3 gal	Native
	16	Gaultheria Shallon	Salal	2 gal	Native
	25	Polystichum Munitum	Sward Fern	1 gal	Native
		Arctostaphylos Uva-ursi	Kinnikinnick	1 gal pots for GC. @ 18" o.c.	Native



A TREE STAKING – DECIDUOUS
SCALE: NTS



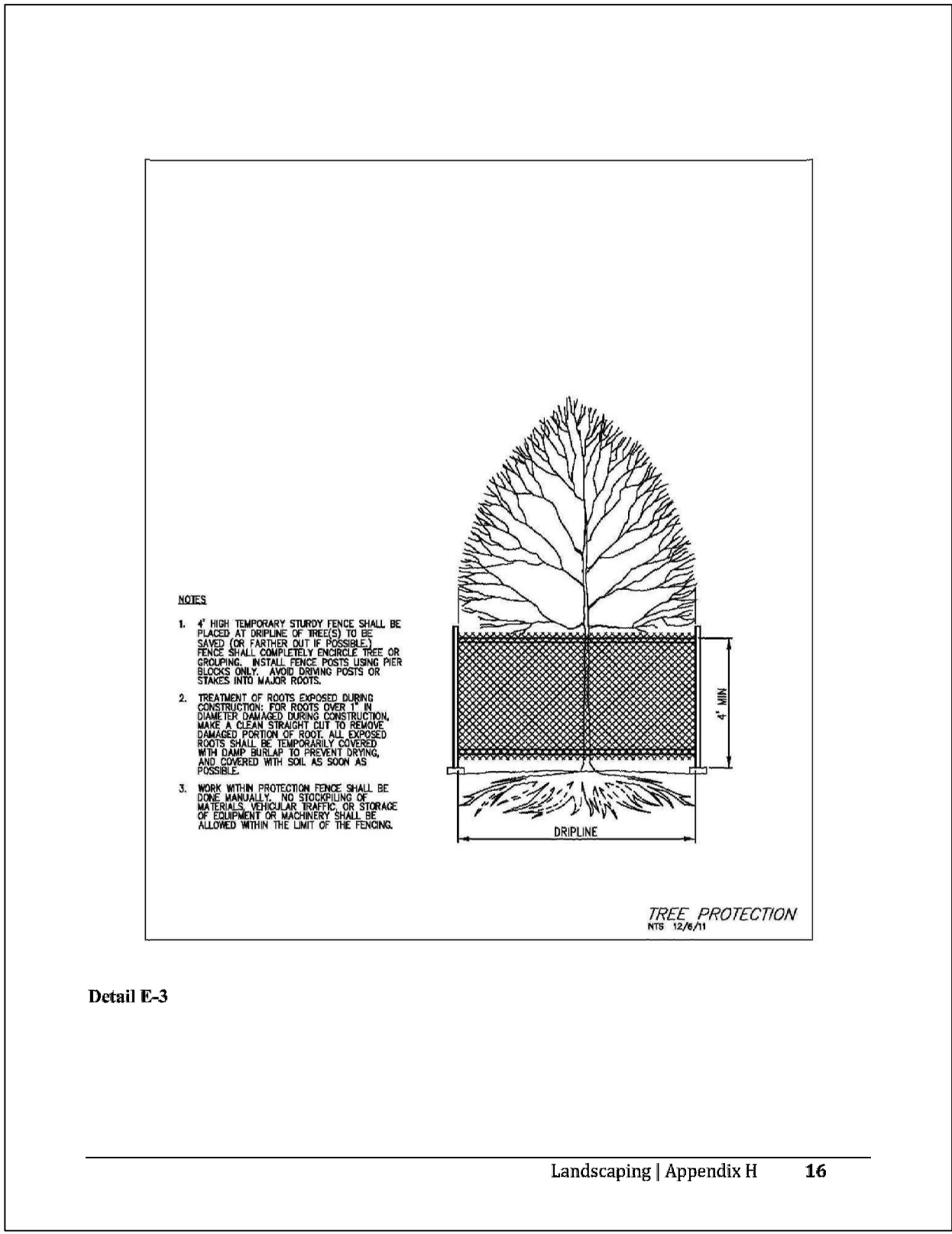
B SHRUB PLANTING DETAIL
SCALE: NTS



Landscape Notes:

- subgrade to be thoroughly tilled or scarified to a min. 12" depth
- 6" depth of 3 Way topsoil shall be installed in new planting beds and incorporated to a depth of 12", if existing soil is determined to be poor quality, sandy/rocky and little organic material.
- 3" depth of meduim grind dark bark mulch in new planting area
- installation of plant material per plan, installer to verify quantities.
- agriform, best, or equivalent plant tabs in planting pits
- planting / staking per details
- any clearing or grubbing by general contractor
- subgrades to be approved by landscape contractor prior to starting landscape work.
- provide one year written warranty for all plants
- all new plants will require temporary irrigation until established.
- plant material has been select to take advantage of similar soil and watering requirements. Little irrigation will be required for shrubs and ground cover are drought tolerant.

NORTH
LANDSCAPE PLAN
SCALE: 1" = 30' - 0"



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Christopher Paul Bennis
Landscape Architect
CERTIFICATE NO. 973

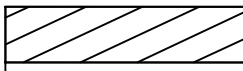

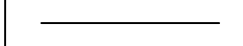
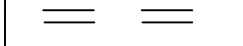


Bennis Design
2105 36th Ave SE Puyallup, WA
Phone: 253-350-5844

Green Grotto
22106 SE 51st Place Issaquah, WA
Landscape Plan

Design: CPB	Scale: 1" = 30'-0"
Drawn: CPB	Revised:
Approved: CPB	
Date: Sept. 25 2018	

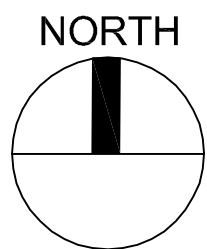
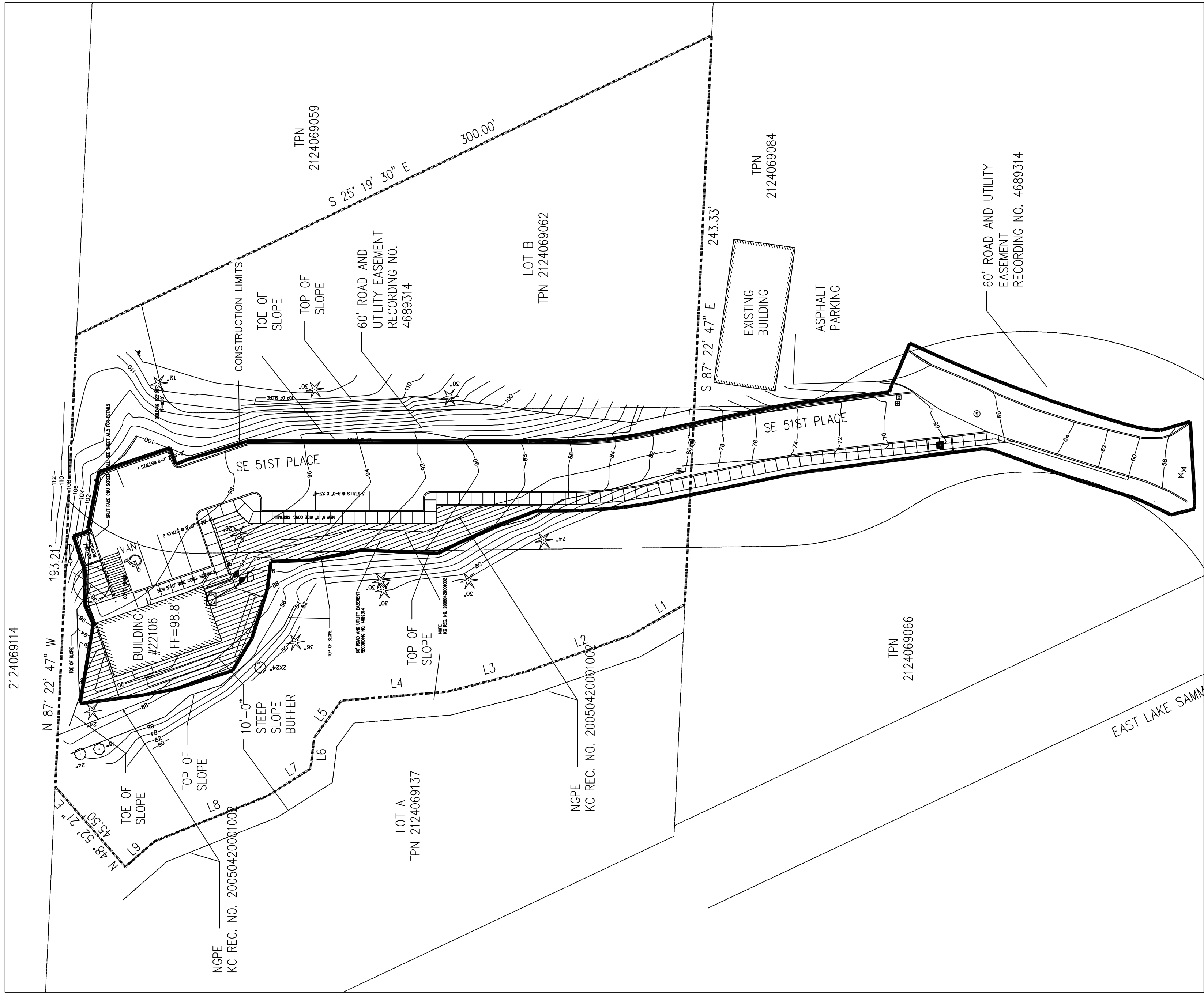
Sheet: 1

IRRIGATION MATERIALS LEGEND

SYM.	DESCRIPTION
	Netafim Drip tubing, .4 gph, 18" o.c. spacing
P.O.C.	Location not yet determined. Connect to waterline going into building.
	Sch 40 Mainline (1 1/4") – route shown for clarity
	Class 200 Lateral Lines & supply/exhaust header Class 200 Pipe Sizing: 0–10 GPM = 3/4", 10–16 GPM = 1", 16–26 GPM = 1 1/4", & 26–35 GPM = 1 1/2"
	Sch. 40 Sleeving (2 X pipe(s) passing through sleeve)
	Quick Coupler Valve Rainbird 33DRC
	Gate Valve Watts 1 1/2"
	Rainbird X CZ100PRF Valves (1")
	Rainbird ESP LX modular controller to be located on outside of building.

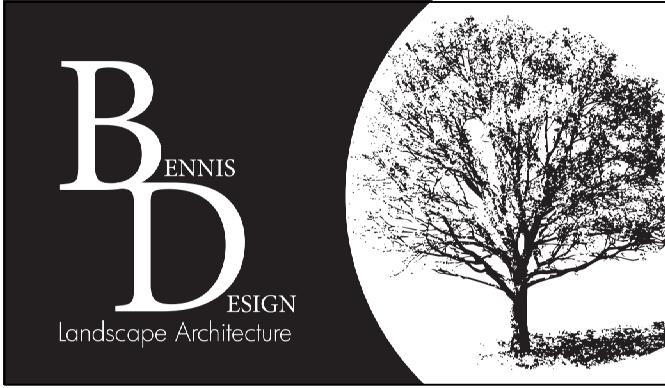
IRRIGATION NOTES

- plan is diagrammatic in nature – adjustments will be required to ensure full coverage of all designated areas to receive irrigation
- Drip layout typical and per Netafim specs
- Drip supply header to be 3/4" class 200 pvc.
- system designed is based upon 50 PSI at POC.
- refer to material legend for actual part descriptions
- sleeve under all hardscape whether or not noted on plan (2 X interior pipe(s) passing through sleeve)
- sleeves shall be installed at a depth of 24" (top of pipe – typ.) (plate compact sleeve trenches to avoid settling)
- mainline shall be installed at a depth of 18" (top of pipe)
- laterals shall be installed at a depth of 12" (top of pipe)
- all pipe to be installed with factory printing facing up (to facilitate any future pipe repairs or extensions)
- utilize select backfill in trenches (no rocks adjacent to pipe)
- all wire splices shall be made with "dry-splices" and be located in junction boxes (unless at valve)
- contractor shall include initial system winterization and start-up
- provide accurate "as-built" drawing to owner and landscape representative (mount reduced sized drawing (laminated) next to controller for easy reference by maintenance staff)
- verify all utility locations prior to commencing work
- CALL BEFORE YOU DIG # 1-800-555-4444
- irrigation contractor will determine pipe sizing
- some irrigation piping is shown outside landscape beds for clarity
- all piping is to be located within landscape areas w/ exception to pipes in sleeves



IRRIGATION PLAN

SCALE: 1" = 30' - 0"



Bennis Design
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Phone: 253-350-5844

Green Grotto
22106 SE 51st Place Issaquah, WA
Irrigation Plan

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Design: CPB	Scale: 1" = 30'-0"
Drawn: CPB	Revised:
Approved: CPB	
Date Sept. 25 2018	

Sheet:	11
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